


500 & 550 Ellis Street

MOUNTAIN VIEW, CA



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PROJECT DESCRIPTION

THIS PROJECT PROPOSES THE CONSTRUCTION OF A 6 STORY, 201 GUEST ROOM HOTEL AND A 2 STORY OFFICE BUILDING ON A 2.16 ACRE SITE. THERE ARE CURRENTLY A TOTAL OF TWO SEPARATE PARCELS. THE PROPOSAL INCLUDES A LOT MERGER TO CREATE ONE PARCEL WHEN COMPLETE. THE PROJECT SCOPE ALSO INCLUDES THE CONSTRUCTION OF NEW CURBS, GUTTERS, AND SIDEWALKS ALONG ELLIS STREET AND NATIONAL AVENUE.

THIS PROJECT FULFILLS THE EMPLOYMENT CHARACTER AREA NORTH TARGET OF 200 HOTEL ROOMS PROPOSED IN THE EAST WHISMAN PRECISE PLAN WITH 201 HOTEL ROOMS. THE PROJECT ALSO PROVIDES 33,900 SF OF THE TARGET 600,000 - 1 MILLION NET NEW OFFICE SQUARE FOOTAGE, AND PROPOSES A 0.17 ACRE (7,350 SF) PUBLIC PASEO INBETWEEN THE TWO BUILDINGS AS OUTDOOR AMENITY SPACE.

FOR THE HOTEL, LOCATED AT A "KEY CORNER" PER THE PRECISE PLAN, AND THE OFFICE, SHARED PARKING IS ACCESSED FROM NATIONAL AVENUE AND THE REAR DRIVEWAY. AS THE PROJECT IS LOCATED IN THE MEW PLUME SUPERFUND SITE, A MAJORITY OF THE SHARED PARKING IS ABOVE GROUND IN A PARKING LIFT STRUCTURE WITHIN THE HOTEL, CONCEALED FROM PUBLIC VIEW. THE AUTOMATED PARKING SYSTEM REDUCES THE AREA OF THE PROJECT SITE REQUIRED FOR PARKING COMPARED TO TRADITIONAL PARKING STRUCTURES. SOME SURFACE PARKING IS AVAILABLE BEHIND THE OFFICE BUILDING FOR VISITOR AND OVERSIZED VEHICLES. THE HOTEL AND OFFICE LOBBIES AND COMMON AREAS FACE ELLIS STREET ALONG THE GROUND FLOOR, ACTIVATING THE PEDESTRIAN EXPERIENCE.

HOTEL AMENITIES INCLUDE A FITNESS CENTER FOR HOTEL GUESTS ONLY, A PUBLIC RESTAURANT AND BAR, RESERVABLE MEETING FACILITIES, GROUND FLOOR COURTYARD PATIOS, AND PRIVATE SECOND FLOOR PATIOS. **SEE SEPARATE PROJECT DESCRIPTION LETTER FOR MORE INFORMATION.**

HOURS OF OPERATION FOR HOTEL: 24 HOURS
NUMBER OF WORKERS DURING THE DAY: 16 WORKERS

HOURS OF OPERATION FOR OFFICE: 9 HOURS (8 AM - 5 PM)
NUMBER OF WORKERS DURING THE DAY: 227 WORKERS

GUESTROOM DATA

FLOOR LEVEL	UNIT TYPE			TOTAL
	KING	DOUBLE QUEEN	SUITE	
SECOND FLOOR	17	16	4	37
THIRD FLOOR	17	16	4	37
FOURTH FLOOR	17	16	4	37
FIFTH FLOOR	30	11	4	45
SIXTH FLOOR	30	11	4	45
TOTAL	111	70	20	201

GUEST ROOM MIX:
KING STUDIOS: 111 ROOMS (55%)
DOUBLE QUEEN STUDIOS: 70 ROOMS (35%)
SUITES: 20 ROOMS (10%)

ADA ROOMS: (PER CBC 11B-224.2 & 11B-224.4 FOR 201 ROOMS)
MOBILITY FEATURES W/OUT ROLL-IN SHOWERS: 6 ROOMS
MOBILITY FEATURES W/ ROLL-IN SHOWERS: 2 ROOMS
TOTAL GUEST ROOMS W/ MOBILITY FEATURES: 8 ROOMS

COMMUNICATION FEATURES: 14 ROOMS
ADJOINING ROOMS: 20 ROOMS

CBC 11B-224.1.3 RANGE OF ACCOMMODATIONS:
ACCESSIBLE GUEST ROOMS OR SUITES SHALL BE DISPERSED AMONG THE VARIOUS CLASSES OR SLEEPING ACCOMMODATIONS TO PROVIDE A RANGE OF OPTIONS APPLICABLE TO ROOM SIZES, COSTS, AND AMENITIES PROVIDED.

PARKING DATA

PARKING: HOTEL (ZONING CODE, SEC. 36.32.50)

REQUIRED: 209 SPACES (1 PER ROOM + 1 PER 2 EMPLOYEES)
PROVIDED: 117 SPACES
NET DIFFERENCE: - 92 SPACES

PARKING: OFFICE (EAST WHISMAN PLAN, TABLE 14)

REQUIRED: 0 SPACES
(2.9 SPACES/1,000 SF MAX)
PROVIDED: 70 SPACES
(1.9 SPACES PER 1,000 SF)
NET DIFFERENCE: + 70 SPACES

TOTAL PARKING PROVIDED:

PARKING LIFT: 173 SPACES
SURFACE PARKING: 14 SPACES
TOTAL: 187 SPACES

LOADING SPACES REQUIRED (MUNICIPAL CODE TABLE 36.31-1):

HOTEL: 6 SPACES (1 PER 10 - 30,000 SF, + 1/ADD'L 20,00 SF)
OFFICE: 2 SPACES (1 FREIGHT & 1 TRASH)
TOTAL: 8 SPACES

LOADING SPACES PROVIDED:

HOTEL: 2 SPACES (1 FREIGHT & 1 TRASH)
OFFICE: 2 SPACES (1 FREIGHT & 1 TRASH)
TOTAL: 4 SPACES

ADA PARKING REQUIRED (CBC TABLE 11B-208.2):

VAN ACCESSIBLE SPACE: 1 SPACE
STANDARD ACCESSIBLE SPACES: 5 SPACES
TOTAL: 6 SPACES

ACCESSIBLE EV REQUIRED (CBC TABLE 11B-228.3.2.11):

VAN: 1 SPACE
STANDARD ACCESSIBLE: 1 SPACE
AMBULATORY: 0 SPACES

* MAJORITY OF PARKING SPACES, INCLUDING EV CHARGING SPACES, ARE PROVIDED IN AUTOMATED PARKING LIFT STRUCTURE. FOR MORE INFORMATION, SEE SHEET A6.6.

EV CHARGING SPACES REQ'D:

(MVCC 8.20.14 TABLE 101.10 & TABLE A5.106.5.3.2)
EV2 CHARGERS: 28 SPACES
LEVEL 3/DC FAST CHARGERS: 2 SPACES
TOTAL: 30 SPACES

EV CHARGING SPACES PROVIDED:

LEVEL 3/DC FAST CHARGERS: 7 SPACES*
EV READY: 180 SPACES

BICYCLE PARKING REQ'D:

OFFICE (EAST WHISMAN PLAN, TABLE 16)
SHORT-TERM: 18 BICYCLES (1 PER 2,000 SF)
LONG-TERM: 7 BICYCLES** (1 PER 5,000 SF)
TOTAL: 25 BICYCLES MIN.

SHOWERS: 1 SHOWER (1 UNISEX / 80,000 SF)

HOTEL (CGBC8 5.106.4)

SHORT-TERM: 10 BICYCLES (5% OF PARKING)
LONG-TERM: 10 BICYCLES** (5% OF PARKING)
TOTAL: 20 BICYCLES MIN.

BICYCLE PARKING PROVIDED:

SHORT TERM: 32 BICYCLES (+4 THAN REQ'D)
LONG TERM: 24 BICYCLES (+7 THAN REQ'D)
TOTAL: 56 BICYCLES

** LONG-TERM BICYCLE PARKING ROOM SHARED BETWEEN THE HOTEL AND OFFICE.

PROJECT DATA

ADDRESS:	500 & 550 ELLIS STREET
APN:	160-54-025 & 160-54-016 (LOTS 2 & 3)
SITE AREA:	94,027 SF (2.16 ACRES)
LOT 2	40,001 SF (0.92 ACRES)
LOT 3	54,026 SF (1.24 ACRES)
SITE COVERAGE:	
EXISTING:	34.8% (32,734 SF/94,027 SF)
PROPOSED:	48.2% (45,354 SF/ 94,027 SF)
FLOOR AREA RATIO (F.A.R.): (EAST WHISMAN PLAN, TABLE 8)	
MAXIMUM F.A.R. (NON-RESIDENTIAL)	
ALLOWED BASE:	0.40 (37,611 SF)
MAXIMUM W/ BONUS:	1.00 (94,027 SF)
MAXIMUM F.A.R. (HOTEL)	
ALLOWED BASE:	1.00 (94,027 SF)
MAXIMUM W/ BONUS: HOTEL	2.00 (188,054 SF)
MAXIMUM W/ BONUS: MIXED-USE HOTEL	2.50 (235,068 SF)
EXISTING:	
LOT 2	0.37
LOT 3	0.33
PROPOSED:	
OFFICE (37,611 SF/94,027 SF)	0.40 = 0.40 (OKAY)
HOTEL (168,647 SF/94,027 SF)	1.79 < 2.00 (OKAY)
BONUS HOTEL FAR REQUESTED	0.79 (+74,620 SF)
MIXED-USE HOTEL + OFFICE	2.19 < 2.50 (OKAY)
W/ PARKING LIFT STRUCTURE (206,258 SF/94,027 SF)	

ZONING:	EMPLOYMENT CHARACTER AREA
SPECIAL FLOOD HAZARD ZONE:	FEMA ZONE X - AREA WITH REDUCED FLOOD RISK DUE TO LEVEE
PRECISE PLAN:	EAST WHISMAN PRECISE PLAN
USE: EXISTING USE:	OFFICE
PROPOSED USE:	HOTEL W/ STRUCTURED PARKING + OFFICE W/ STRUCTURED PARKING

***SEE SHEETS A1.0 - A1.2 FOR FULL BUILDING CODE ANALYSIS**
TYPE OF CONSTRUCTION: HOTEL: TYPE 1A, TYPE II-B LOWER, TYPE III-A UPPER
OFFICE: TYPE V-B

SPRINKLERS: NFPA-13
OCCUPANCIES: HOTEL: R-1, A-2, B, S-2
OFFICE: B, S-2

NUMBER OF STORIES:
EXISTING: 1 STORY
OFFICE: 2 STORIES
HOTEL: 6 STORIES

BUILDING HEIGHT: SEE ELEVATIONS ON SHEETS A5.0-A5.5 & CODE ANALYSIS
ALLOWABLE: 100'-0" (PER EWPP), 85'-0" O/ UNLIMITED (PER CBC)
PROPOSED OFFICE: 45'-0" (TOP OF STAIR TOWER), 49'-1/2" FROM CURB
PROPOSED HOTEL: 87'-2" (TOP OF HOTEL TOWER), 87'-9 1/2" FROM CURB

EXISTING FLOOR AREAS:
OFFICE (LOT 2): 14,700 SF
OFFICE (LOT 3): 18,034 SF
TOTAL: 32,734 SF

OVERALL BUILDING AREAS:
OFFICE (LOT 2): 37,611 SF
HOTEL (LOT 3): 168,647 SF
TOTAL: 206,258 SF

LANDSCAPE AREA (EAST WHISMAN PLAN, TABLE 8): SEE DIAGRAM ON SHEET A3.6

REQUIRED: 23,507 SF (25% OF LOT AREA)
PROPOSED: 27,295 SF (29% OF LOT AREA)

COMMON USEABLE OPEN AREA (EAST WHISMAN PLAN, TABLE 8): SEE DIAGRAM ON A3.5

REQUIRED: NON-RESIDENTIAL: 5,642 SF (150 SF/1,000 SF x 37,611 SF)
PROPOSED: NON-RESIDENTIAL: 9,223 SF (245 SF/1,000 SF)
REQUIRED: HOTEL: 4,020 SF (20 SF/ROOM x 201 ROOMS)
PROPOSED: HOTEL: 4,021 SF (20 SF/ROOM)

***FOR PUBLICLY ACCESSIBLE OPEN SPACE, SEE DIAGRAM ON A3.5b**

HOTEL BUILDING AREA: (SEE SHEET A1.0 FOR FLOOR AREA DIAGRAMS)

1ST FLOOR:
HOTEL: 19,960 SF
PARKING: 8,284 SF
TOTAL: 28,244 SF

2ND FLOOR:
HOTEL: 22,601 SF
PARKING: 10,240 SF
TOTAL: 32,841 SF

3RD FLOOR:
HOTEL: 22,601 SF
PARKING: 10,240 SF
TOTAL: 32,841 SF

4TH FLOOR:
HOTEL: 22,601 SF
PARKING: 10,240 SF
TOTAL: 32,841 SF

5TH FLOOR: 20,940 SF
6TH FLOOR: 20,940 SF
TOTAL: 168,647 SF
GROSS (PARKING EXCLUDED): 129,643 SF

OFFICE BUILDING AREA: (SEE SHEET A1.1 FOR FLOOR AREA DIAGRAMS)

1ST FLOOR:
OFFICE: 17,720 SF
BIKE PARKING/SHOWER*: 566 SF*
TOTAL: 18,286 SF
2ND FLOOR: 19,891 SF
TOTAL: 38,177 SF
GROSS (AREAS MARKED WITH * EXCLUDED): 37,611 SF

PROJECT DIRECTORY

PROJECT APPLICANT

TBA c/o DAN CUNNINGHAM
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LANDSCAPE ARCHITECT

SWA GROUP
ATTN: RENE BIHAN
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EMAIL: RBIHAN@SWAGROUP.COM

CIVIL ENGINEER

HOHBACH-LEWIN, INC.
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EMAIL: BHENN@HOHBACH-LEWIN.COM

APPLICABLE CODES

- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA HISTORICAL BUILDING CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBC) & MOUNTAIN VIEW AMENDMENTS (MVGBC)
- 2022 CALIFORNIA REFERENCE STANDARDS CODE
- NATIONAL FIRE CODE (NFPA)
- LOCAL MUNICIPAL CODE

CONSTRUCTION STAGING

- CONSTRUCTION STAGING AND TRAFFIC CONTROL PLANS REQUIRED AS PART OF THE BUILDING PERMIT SUBMITTAL.
- PARKING FOR CONSTRUCTION MUST BE PROVIDED ON SITE.

DEFERRED PERMITS

- FIRE UNDERGROUND SERVICE
- FIRE SPRINKLER SYSTEM
- FIRE SPRINKLER MONITORING/ FIRE ALARM SYSTEM
- SIGNAGE (SHOWN FOR REFERENCE ONLY)

SETBACKS

SETBACKS:

ACTIVE PRIORITY FRONTAGES: 10', 5' FROM ELLIS ST.
OTHER FACADES: 15', 10' FROM ELLIS ST.
MAXIMUM: 20' FROM ELLIS ST.

RIGHT-OF-WAY ENCROACHMENTS:

MINOR ARCHITECTURAL ELEMENTS, SUCH AS AWNINGS, CANOPIES AND SIGNAGE, MAY ENCROACH INTO THE PUBLIC RIGHT-OF-WAY, SUBJECT TO CITY APPROVAL. THESE ENCROACHMENTS SHALL BE LOCATED AT LEAST 8' ABOVE GRADE.

SETBACK ENCROACHMENTS:

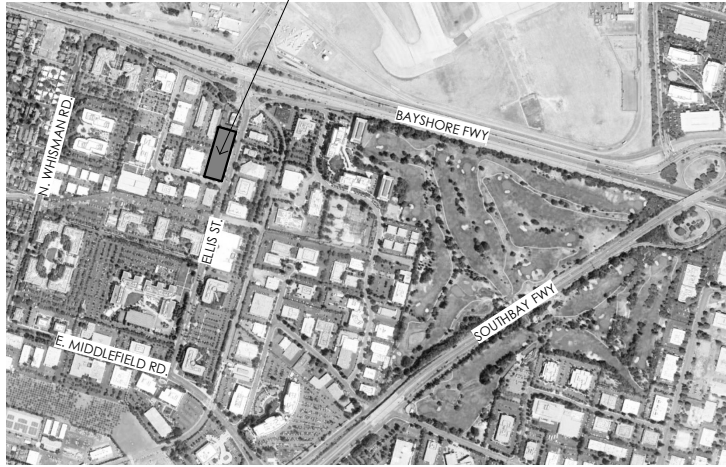
MAJOR ARCHITECTURAL ELEMENTS, SUCH AS BALCONIES AND BAY WINDOWS, MAY ENCROACH INTO THE FRONT SETBACK AREAS A MAXIMUM OF 5', PROVIDED THE TOTAL AREA OF ALL ELEMENTS DOES NOT EXCEED 35% OF THE BUILDING FACADE AREA.

SHEET INDEX

ARCHITECTURAL	A6.0	BUILDING SECTIONS - HOTEL	10.03	TREE INVENTORY
A0.0	A6.1	BUILDING SECTIONS - HOTEL	10.04	TREE DISPOSITION & PROTECTION PLAN
A0.1	A6.2	BUILDING SECTIONS - OFFICE		
A0.2	A6.3a	STREET CROSS SECTIONS & DETAILS - ELLIS STREET	10.05	TREE COVERAGE PLAN - EXISTING CONDITIONS
A0.2a	A6.3b	STREET CROSS SECTIONS & DETAILS - ELLIS STREET	10.06	TREE COVERAGE PLAN - AT CONSTRUCTION COMPLETION
A0.2b	A6.4	STREET CROSS SECTIONS & DETAILS - NATIONAL AVE	10.07	TREE COVERAGE PLAN - 5-10 YEARS
A0.3	A6.5	PASEO CROSS SECTIONS	10.08	TREE COVERAGE PLAN - FULL GROWTH
A0.4	A6.6	PARKING LIFT INFORMATION	10.09	TREE COVERAGE PLAN - FULL GROWTH - OFFSITE INCLUDED
A0.5	A6.7	SITE DETAILS		
A0.6	A6.8	STREET & DRIVEWAY DETAILS	11.01	LAYOUT & MATERIAL PLAN
A0.7	A7.0	COLORS & MATERIALS - HOTEL	13.01	SECTIONS
A0.8	A7.1	COLORS & MATERIALS - OFFICE	13.02	SECTIONS
A0.9	A8.0	FACADE DIAGRAM & WALL DETAILS	14.00	PLANTING SCHEDULE & NOTES
A1.0	A8.1	FACADE DIAGRAM & WALL DETAILS	14.01	TREE PLANTING PLAN
A1.1	A8.2	ARCHITECTURAL DETAILS	14.02	UNDERSTORY PLANTING PLAN
A1.2	A8.3	ARCHITECTURAL DETAILS	14.03	PLANTING DETAILS
A1.3	A8.4	ARCHITECTURAL DETAILS	15.00	IRRIGATION NOTES & LEGEND
A1.4	A8.5	ARCHITECTURAL DETAILS	15.01	IRRIGATION PLAN
A1.5	A8.6	ARCHITECTURAL DETAILS	15.02	HYDROZONE PLAN
A1.6	A8.7	ARCHITECTURAL DETAILS	15.03	IRRIGATION DETAILS
A1.7	A8.8	ARCHITECTURAL DETAILS	15.04	IRRIGATION DETAILS
A2.0	A9.0	SOLAR STUDY	15.05	IRRIGATION DETAILS
A2.1		ARCHITECTURAL: 75	15.06	WATER USE CALCULATIONS
A2.2			15.07	WATER EFFICIENCY CHECKLIST
A2.3			16.01	LIGHTING DIAGRAM
A2.4			17.01	DETAILS
A2.5			17.02	DETAILS
A2.6				LANDSCAPE: 28
A2.7				TOTAL: 115
A2.8				
A2.9				
A2.10				
A2.11				
A3.0				
A3.1				
A3.2				
A3.3				
A3.4				
A3.5				
A3.5b				
A3.6				
A4.2				
A4.3				
A4.4				
A4.5				
A4.6				
A4.7				
A4.8				
A4.9				
A5.0				
A5.1				
A5.2				
A5.3				
A5.4				
A5.5				

VICINITY MAP

PROJECT SITE



ADDRESS
1327 ARCHER STREET, STE. 220
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STEPHEN A. RIGOR
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500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA

PROJECT DATA

Date: 09/22/2023
Scale: 24x36:
1x17:
Sheet

A0.1

2 PUBLIC WORKS REQUIREMENTS

INFORMATIONAL

THE FOLLOWING ITEMS WILL BECOME PART OF THE PROJECT CONDITIONS OF APPROVAL (LIST DOES NOT INCLUDE ALL FUTURE PROJECT CONDITIONS):

(A) PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, THE OWNER SHALL DEDICATE A PUBLIC ACCESS EASEMENT (PAE). COVENANTS, AGREEMENTS, AND DEED RESTRICTIONS ON PRIVATE PROPERTY FOR THE PROPOSED PUBLIC PASEO. THE DEDICATION SHALL INDICATE THAT:

c) PUBLIC ACCESS SHALL BE GRANTED FOR NONAUTOMOTIVE USE;

d) OWNER SHALL MAINTAIN, INSPECT, AND MONITOR THE PAE IMPROVEMENTS IN GOOD ORDER, CONDITION, AND REPAIR AND IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA);

e) THE PAE SHALL RUN WITH THE LAND AND BE BINDING UPON ANY SUCCESSORS;

f) IF OWNER SHALL FAIL TO ABIDE BY PAE, OWNER AGREES TO PAY ALL REASONABLE COSTS AND EXPENSES INCURRED BY CITY IN ENFORCING THE PERFORMANCE OF SUCH OBLIGATIONS; AND

g) OWNER AGREES TO DEFEND, AND HOLD CITY, ITS OFFICERS, EMPLOYEES, AGENTS, AND VOLUNTEERS HARMLESS FROM ANY LIABILITY FOR DAMAGE OR CLAIMS FOR DAMAGE FOR PERSONAL INJURY, INCLUDING, BUT NOT LIMITED TO, DEATH AND/OR PROPERTY DAMAGE CAUSED BY NEGLIGENT ACTS, ERRORS, OR OMISSIONS IN PERFORMANCE OF SERVICES OR OPERATIONS UNDER THE DEDICATION, INCLUDING MAINTENANCE OPERATIONS PERFORMED ON THE PAE BY OWNER OR OWNER'S CONTRACTORS, SUBCONTRACTORS, AGENTS, OR EMPLOYEES.

ASSOCIATED IMPROVEMENTS WITHIN THE PAE (PAE IMPROVEMENTS) SHALL BE CONSTRUCTED BY THE OWNER AND APPROVED BY THE CITY.

(B) THE PROJECT IS IN OR NEAR AN AREA OF KNOWN SOIL AND GROUNDWATER CONTAMINATION, MIDDLEFIELD ELLIS WHISMAN SUPERFUND. PERMITTEE/CONTRACTOR IS RESPONSIBLE FOR WORKING WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA), THE LEAD REGULATORY AGENCY, TO OBTAIN THE APPROPRIATE CLEARANCES AND/OR RECOMMENDATIONS FOR WORK IN THE CONTAMINATED AREA.

(C) APPLICANT WILL BE REQUIRED TO PAY WATER AND SEWER CAPACITY FEES, TRANSPORTATION IMPACT FEE, AND ALL APPLICABLE PW DEVELOPMENT FEES PRIOR TO BUILDING PERMIT ISSUANCE.

(D) **EAST WHISMAN DEVELOPMENT IMPACT FEE:** PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, THE APPLICANT SHALL PAY THE EAST WHISMAN DEVELOPMENT IMPACT FEE FOR THE DEVELOPMENT. RESIDENTIAL CATEGORY FEES ARE BASED ON THE NUMBER OF EACH TYPE OF UNIT. OFFICE/R&D AND RETAIL CATEGORY FEES ARE BASED ON THE SQUARE FOOTAGE OF THE DEVELOPMENT. HOTEL CATEGORY FEES ARE BASED ON THE NUMBER OF ROOMS. CREDIT IS GIVEN FOR THE EXISTING SITE USE(S), AS APPLICABLE. THIS FEE IS BASED ON THE EAST WHISMAN NEXUS STUDY APPROVED BY THE CITY COUNCIL ON MAY 24, 2022.

(E) THE APPLICANT SHALL ENTER INTO THE FOLLOWING AGREEMENTS WITH THE CITY:

a) IMPROVEMENT AGREEMENT

(F) APPLICANT WILL BE REQUIRED TO UNDERGROUND EXISTING OVERHEAD SERVICES.

(G) POTHOLING OF EXISTING UNDERGROUND UTILITIES TO DETERMINE DEPTH AND LOCATION WILL BE REQUIRED PRIOR TO FIRST SUBMITTAL OF IMPROVEMENT PLANS.

(H) ON-SITE FIRE LINES, POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND DETECTOR CHECKS ALSO REQUIRE APPROVAL FROM THE CITY'S FIRE PROTECTION ENGINEER.

(I) ALL EXISTING UTILITY VAULTS, MANHOLES, BOXES, ETC. MUST BE RELOCATED OUT OF THE SIDEWALK AND MOVED BEHIND THE NEW FACE-OF-CURB OR 10' PUE.

(J) CONSTRUCT NEW CURB, GUTTER, CURB RAMPS, DRIVEWAYS, AND SIDEWALK ALONG THE PROJECT FRONTAGES OF ELLIS STREET AND NATIONAL AVENUE PER CITY STANDARD.

(K) ALL NEW ACCESS RAMPS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS. EXISTING NONCONFORMING ACCESS RAMPS SHALL BE RECONSTRUCTED TO COMPLY WITH THE CURRENT ADA REQUIREMENTS.

(L) RED CURBS ADJACENT TO THE DRIVEWAY ENTRANCE SHALL BE PAINTED A MINIMUM OF 10' IN EACH DIRECTION, OR AS DETERMINED AND APPROVED BY THE CITY TRAFFIC ENGINEER.

(M) ALL STRIPING DAMAGED AS PART OF CONSTRUCTION AND PAVEMENT WORK SHALL BE REPLACED WITH THERMOPLASTIC STRIPING TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.

(N) ALL EGRESS POINTS TO PUBLIC STREETS OR PUBLIC EASEMENTS SHALL BE STOP-CONTROLLED WITH PROPER SIGNAGE AND MARKINGS IN ORDER TO CONTROL CONFLICT POINTS WITH PEDESTRIANS, BICYCLISTS, AND VEHICLES AS THEY ENTER A PUBLIC ROADWAY AND THEREFORE IMPROVE SAFETY.

2 EPA REQUIREMENTS

THE EPA REQUIRES THE INSTALLATION OF A VAPOR BARRIER AND A PASSIVE SUB-SLAB VENTILATION SYSTEM (WITH THE ABILITY TO BE MADE ACTIVE AT A FUTURE DATE) IN ANY NEW CONSTRUCTION WITHIN THE MEW SUPERFUND STUDY AREA.

FURTHER REQUIREMENTS TO BE COORDINATED WITH THE EPA FOR BUILDING SUBMITTAL.

PRELIMINARY LEED CHECKLIST



LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Project Name: 500 & 550 Ellis Street, Mountain View, CA

Date: 05/02/2022

Y	?	N

Integrative Process

1

16	0	0	Location and Transportation	16
		0	Credit	
1			Credit	
2			Credit	
5			Credit	
5			Credit	
1			Credit	
1			Credit	
1			Credit	

8	0	0	Sustainable Sites	10
Y			Prereq	
1			Credit	
		0	Credit	
1			Credit	
3			Credit	
2			Credit	
1			Credit	

9	0	0	Water Efficiency	11
Y			Prereq	
Y			Prereq	
Y			Prereq	
2			Credit	
6			Credit	
		0	Credit	
1			Credit	

23	0	0	Energy and Atmosphere	33
Y			Prereq	
Y			Prereq	
Y			Prereq	
Y			Prereq	
		0	Credit	
18			Credit	
		0	Credit	
		0	Credit	
3			Credit	
		0	Credit	
2			Credit	

13	0	0	Materials and Resources	13
Y			Prereq	
Y			Prereq	
5			Credit	
2			Credit	
2			Credit	
2			Credit	
2			Credit	

16	0	0	Indoor Environmental Quality	16
Y			Prereq	
Y			Prereq	
2			Credit	
3			Credit	
1			Credit	
2			Credit	
1			Credit	
2			Credit	
3			Credit	
1			Credit	
1			Credit	

0	0	0	Innovation	6
		0	Credit	
		0	Credit	

4	0	0	Regional Priority	4
1			Credit	
1			Credit	
1			Credit	
1			Credit	

89	0	0	TOTALS	Possible Points: 110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110				

NOTE:
PER EAST WHISMAN PRECISE PLAN, ALL NEW NON-RESIDENTIAL CONSTRUCTION PARTICIPATING IN THE BONUS FAR PROGRAM SHALL MEET THE INTENT OF **LEED BD+C PLATINUM** OR EQUIVALENT.

ALL NEW RESIDENTIAL CONSTRUCTION PARTICIPATING IN THE BONUS FAR PROGRAM SHALL ACHIEVE A **MINIMUM OF 120 POINTS ON THE GREEN POINT RATED** SYSTEM OR EQUIVALENT AND SUBMETER, OR USE OTHER APPROPRIATE TECHNOLOGY THAT CAN TRACK INDIVIDUAL ENERGY USE, FOR EACH RESIDENTIAL UNIT.

PUBLIC BENEFIT VALUE 3

PUBLIC BENEFIT VALUE: EAST WHISMAN (DEVELOPMENT FEES TABLE, FISCAL YEAR 2023-24)

OFFICE \$31.09/SF OVER 0.40 F.A.R.
RESIDENTIAL/HOTEL \$6.22/SF OVER 1.0 F.A.R.

PROPOSED OFFICE
ALLOWED BASE F.A.R.: 0.40 (37,611 SF)
PROPOSED F.A.R.: 0.40 (37,611 SF)

PUBLIC BENEFIT VALUE NOT APPLICABLE

PROPOSED HOTEL
ALLOWED BASE F.A.R.: 1.00 (94,027 SF)
PROPOSED F.A.R.: 1.79 (168,647 SF)
BONUS F.A.R. REQUESTED 0.79 (+74,620 SF)

PUBLIC BENEFIT VALUE \$464,136.40 (74.620 SF x \$6.22/SF)



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STEPHEN A. RIGOR
ARCHITECT [CA] #C33672

500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA
LEED CHECKLIST, PUBLIC
WORKS & EPA REQ'S

Date: 09/22/2023
Scale: 24x36:
11x17:
Sheet

A0.2a

4.2. FRONTAGE DESIGN GUIDELINES		
4.2.1. SETBACK AND GROUND FLOOR GUIDELINES	<div><div>1.</div><div>SETBACK AREAS</div></div> <div><div>2.</div><div>GROUND FLOOR FACADE CHARACTER</div></div> <div><div>3.</div><div>GROUND-FLOOR USES</div></div> <div><div>4.</div><div>TRANSPARENCY AND PRIVACY</div></div> <div><div>5.</div><div>BUILDING ENTRIES</div></div>	<p>A3.1 & A5.0-A5.5: THE HOTEL AND OFFICE FEATURE OUTDOOR SEATING AND SOCIAL AREAS AT THE LOBBY ENTRIES AND HOTEL LOUNGE WHICH SERVE AS AN AMENITY AND TRANSITION SPACE BETWEEN THE SIDEWALK AND THE BUILDINGS.</p> <p>A3.1 & A5.0-A5.5: THE GROUND FLOOR FACADES OF BOTH BUILDINGS HAVE DIFFERENT COLOR AND/OR MATERIALITY THAN THE UPPER FLOORS. STOREFRONT INCREASES THE TRANSPARENCY AT SHARED SPACES AND THE INCREASED FLOOR TO CEILING HEIGHT PROVIDES ADDITIONAL NATURAL LIGHT WITHIN THE BUILDING. MAIN BUILDING ENTRANCES ARE DEMARCATED BY ROOF OVERHANGS AND ENTRY "PORTALS".</p> <p>A3.1: PUBLIC AND SHARED AMENITY USES ARE LOCATED ON THE GROUND FLOOR FACING ELLIS STREET OR THE PUBLIC PASEO.</p> <p>A3.1 & A5.0-A5.5: PUBLIC AND SHARED AMENITY USES ARE LOCATED ON THE GROUND FLOOR FACING ELLIS STREET WITH LARGE STOREFRONT TO MAXIMIZE THE VISUAL CONNECTION TO ELLIS STREET, NATIONAL AVENUE, AND THE PUBLIC PASEO. BACK-OF-HOUSE AND UTILITY USES ARE LOCATED INTERNALLY OR TOWARDS THE REAR OF THE PROJECT.</p> <p>A3.1 & A5.0-A5.5: MAIN BUILDING ENTRANCES ARE DEMARCATED BY ROOF OVERHANGS AND ENTRY "PORTALS" TO BREAK THE PLANE AND CHANGE MATERIALITY AND/OR COLOR FROM THE FLOORS ABOVE. THE HOTEL ENTRANCE FACES THE INTERSECTION OF ELLIS STREET AND NATIONAL AVENUE, WHILE THE OFFICE ENTRANCE FACES ELLIS STREET AND THE PUBLIC PASEO.</p>
4.2.3. PRIORITY FRONTAGE TYPES	<div><div>1.</div><div>ACTIVE PRIORITY FRONTAGE TYPES</div></div>	<p>A3.1, A5.0-A5.5: THE HOTEL AND OFFICE BUILDINGS FEATURE LARGE SPANS OF STOREFRONT ALONG THE FACADES FACING ELLIS STREET, WHERE PUBLIC OR SHARED SPACES ARE PLACED ALONG THE GROUND FLOOR. LOBBY ENTRIES ARE ACCESSED VIA FORECOURTS, AND OUTDOOR SEATING AREAS FOR THE HOTEL LOUNGE AND MEETING AREAS FURTHER ACTIVATE THE PEDESTRIAN EXPERIENCE ALONG ELLIS STREET AND THE PUBLIC PLAZA.</p>
4.3. ON-SITE OPEN SPACE AND LANDSCAPING		
4.3.1. OPEN SPACE LOCATION AND CONTEXT	<div><div>1.</div><div>SITING NEW OPEN SPACE</div></div> <div><div>2.</div><div>OPEN SPACE FRAMING</div></div> <div><div>3.</div><div>STRONG RELATIONSHIP BETWEEN PRIVATE AND PUBLIC OPEN SPACE</div></div> <div><div>4.</div><div>OPEN SPACE INTEGRATION WITHIN A SITE</div></div> <div><div>5.</div><div>COMBINED COMMON OPEN SPACES</div></div>	<p>A3.1: THE PASEO BETWEEN THE HOTEL AND OFFICE BUILDING, AS PROPOSED IN THE GENERAL PLAN, IS ACCESSIBLE DIRECTLY FROM ELLIS STREET AND ALIGNS WITH THE NEIGHBORING 600 ELLIS STREET PASEO.</p> <p>A3.1: THE KEY CORNER LOCATION AT THE HOTEL LOBBY IS MARKED BY AN ENTRY COURTYARD FOR SEATING AND SOCIAL INTERACTION, WHILE THE PUBLIC PASEO PROVIDES RECREATIONAL SPACE FOR PEDESTRIANS ALONG ELLIS STREET.</p> <p>A3.1: OUTDOOR SEATING AREAS OFF THE HOTEL LOUNGE AND MEETING AREAS ARE ORIENTED TO THE STREET OR PUBLIC PASEO, YET ARE SEMI-PRIVATE WITH LOW PATIO FENCING AND GATES.</p> <p>A3.1: THE PUBLIC PASEO CONNECTS THE HOTEL AND OFFICE BUILDINGS WITH FORMS DERIVED FROM THE BUILDINGS' DESIGN ELEMENTS AND ENTRY POINTS.</p> <p>A3.1: THE PUBLIC PASEO CONNECTS AND SERVES AS AMENITY SPACE FOR BOTH THE HOTEL AND OFFICE BUILDINGS.</p>
4.3.2. OPEN SPACE TYPES AND AMENITIES	<div><div>1.</div><div>OPEN SPACE TYPES</div></div> <div><div>2.</div><div>PUBLIC AMENITY AREAS</div></div> <div><div>3.</div><div>LANDSCAPING</div></div>	<p>A3.1, A4.2 & A4.5: THE PUBLIC PASEO AND LOBBY ENTRY COURTYARDS PROVIDE A COMMON OUTDOOR SPACE FOR BUILDING USERS AND VISITORS ALIKE WHILE THE HOTEL'S VARIOUS INDOOR AMENITIES AND THE OFFICE'S SECOND FLOOR DECK ARE RESERVED FOR THE BUILDINGS' USERS.</p> <p>A3.1: THE PUBLIC PASEO AND LOBBY ENTRY COURTYARDS FEATURE RAISED PLANTERS FOR SEATING WHILE THE SEMI-PRIVATE OUTDOOR PATIOS ARE FURNISHED WITH MOVEABLE FURNITURE. SHADING IS PROVIDED BY HERITAGE TREES AND NEW LANDSCAPING. ALL OUTDOOR SPACES SHALL BE ADEQUATELY LIT FOR NIGHT-TIME USE AND SECUIRTY. BICYCLE PARKING IS PROVIDED TO REDUCE USER AND VISITOR DEPENDENCE ON VEHICLES.</p> <p>A3.1, A4.2 & A4.5: PROJECT PROPOSES LANDSCAPING, BOTH HARDSCAPE AND SOFTSCAPE, ON THE GROUND FLOOR, AND ON THE OFFICE'S SECOND FLOOR TO PROVIDE SHADED AND UNSHADED AREAS.</p>

4.1.1. BUILDING DESIGN GUIDELINES COMMON TO ALL USES	<div><div>7.</div><div>UPPER-STORY BUILDING DESIGN</div></div> <div><div>8.</div><div>GROUND FLOORS AND ABOVE</div></div> <div><div>9.</div><div>HEAT ISLAND EFFECT</div></div> <div><div>10.</div><div>ARCHITECTURAL DETAILING</div></div> <div><div>11.</div><div>HIGH-QUALITY MATERIALS</div></div> <div><div>12.</div><div>PLACEMAKING</div></div>	<p>A5.0-A5.5: THE MASS OF THE UPPER FLOORS IS REDUCED BY HEIGHT AND COLOR DIFFERENTIATION AND CHANGES IN VERTICAL PLANE WITH SETBACKS, AND PROTRUDING ROOF FRAMES.</p> <p>A3.1-A4.7: FLOORS ABOVE THE GROUND FLOOR ARE IN PLANE WITH OR BEHIND THE GROUND-FLOOR FACADE.</p> <p>A3.1-A4.7: THE PROJECT PROPOSES VEGETATION SHADING OVER PAVED AREAS THROUGH PRESERVED AND NEW LANDSCAPING INCLUDING BIOSWALES, HIGH- REFLECTANCE/COOL ROOF, AND PERMEABLE PAVING MATERIALS.</p> <p>A5.0-A5.5: THE HOTEL AND OFFICE FEATURE VARIED PARAPET HEIGHTS, ROOF OVERHANGS, RECESSED WINDOWS, AND PLANE BREAKS TO CREATE SHADOWS AND MATERIAL AND/OR COLOR VARIATION FOR VISUAL INTEREST.</p> <p>A7.0-A7.1: A VARIETY OF MATERIALS ARE PROPOSED FOR THE HOTEL AND OFFICE BUILDING, INCLUDING; TRESPA PANELS, EIFS, WOOD VENEER, AND STOREFRONT SYSTEMS FOR INCREASED TRANSPARENCY AND OPENESS AT COMMON AREAS.</p> <p>A3.1: THE SITE FEATURES VARIED PAVING MATERIALS AND COLORS FOR PUBLIC SIDEWALKS, PLAZAS, AND COURTYARDS. RAISED PLANTER BEDS AND LANDSCAPING CREATE ANOTHER HORIZONTAL PLANE FOR VISUAL INTEREST AND SEATING FOR PUBLIC AND RECREATIONAL USE.</p>
4.1.2. EMPLOYMENT DESIGN GUIDELINES (OFFICE AND R&D)	<div><div>1.</div><div>GROUND FLOOR FRONTAGES</div></div> <div><div>2.</div><div>ENTRIES AND LOBBIES</div></div> <div><div>3.</div><div>TRANSPARENCY</div></div> <div><div>4.</div><div>HIGH-QUALITY FACADES</div></div> <div><div>5.</div><div>BUILDING MASSING</div></div> <div><div>6.</div><div>GLAZING</div></div> <div><div>7.</div><div>WINDOWS AND CURTAIN WALLS</div></div> <div><div>8.</div><div>MECHANICAL SCREENING</div></div>	<p>A3.1, A5.4 & A5.5: THE MAIN PEDESTRIAN ENTRY FOR THE OFFICE IS ACCESSED VIA THE ENLARGED SIDEWALK FRONTING ELLIS STREET, WITH INCREASED TRANSPARENCY USING LARGE STOREFRONT.</p> <p>A3.1, A5.0-A5.5: THE MAIN ENTRY FOR THE HOTEL LOBBY IS AT THE CORNER OF ELLIS STREET AND NATIONAL AVENUE WITH ARTICULATED DESIGN ELEMENTS SUCH AS FORECOURTS, ROOF OVERHANGS AND LIGHTING. SIMILARLY, THE OFFICE IS ACCESSED AT THE CORNER OF ELLIS AND THE NON-RESIDENTIAL PASEO, WITH AN OPTIONAL ENTRANCE ACCESSIBLE FROM THE ENLARGED SIDEWALK ALONG THE REAR DRIVEWAY.</p> <p>A3.1, A5.0-A5.5: THE HOTEL AND OFFICE BUILDINGS FEATURE LARGE STOREFRONT FACING ELLIS STREET, NATIONAL AVENUE, AND THE PASEO, WHERE PUBLIC OR SHARED SPACES ARE PLACED ALONG THE GROUND FLOOR.</p> <p>A5.0-A5.5: A VARIETY OF MATERIALS ARE PROPOSED FOR THE HOTEL AND OFFICE BUILDING, INCLUDING; TRESPA PANELS, EIFS, WOOD VENEER, AND STOREFRONT SYSTEMS. TO ADD VISUAL INTEREST AND PROVIDE SHADING FOR LARGE SPANS OF GLASS, THE PROJECT USES ROOF OVERHANGS, LOUVERS AND WINDOW TREATMENTS.</p> <p>A5.0-A5.5: MASSING BREAKS AND MATERIAL CHANGES ARE PROPOSED AT INTERVALS LESS THAN 150 FEET.</p> <p>A5.0-A5.5: GLAZING SHALL BE NON-REFLECTIVE AND PROVIDE HIGH TRANSPARENCY TO PROVIDE LIGHT AND ACTIVATE THE STREET.</p> <p>A5.0-A5.5: STOREFRONT SHALL HAVE PATTERNS OF SPANDREL AND VISION GLASS, AND SPACED ALONG THE BUILDING TO PROVIDE RHYTHMIC VISUAL INTEREST ACROSS LARGE SPANS.</p> <p>A4.7 & A6.0-A6.2: ROOF PARAPETS AND SEPARATE MECHANICAL SCREENS AS NECESSARY SHALL BE USED TO SHIELD VIEWS OF UTILITIES.</p>



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MOUNTAIN VIEW, CA

DESIGN CONSISTENCY MATRIX

Date: 09/22/2023

Scale: 24x36: NTS

11x17: NTS

Sheet

A0.4

DESIGN CONSISTENCY MATRIX - 2

AT A GLANCE...

MOUNTAIN VIEW IS ONE OF THE MAJOR CITIES THAT MAKE UP SILICON VALLEY, A REGION NOTED FOR HIGH TECHNOLOGY AS THE FOUNDATION OF THE LOCAL ECONOMY. BUSINESS PARKS ALONG HIGHWAY 101 ARE HOME TO LARGE TECHNOLOGY COMPANIES SUCH AS GOOGLE, NASA, SYMANTEC, LINKEDIN, SAMSUNG, AND MORE.

TO PALO ALTO

PRIVATE RESIDENTIAL NEIGHBORHOODS

VIEWS TOWARDS NATURE STUDY AREA PRESERVE

MOFFETT FEDERAL HISTORICAL SOCIETY MUSEUM

MOFFETT FEDERAL AIRFIELD

NATIONAL GUARD AIR BASE

PROJECT SITE



BAYSHORE/NASA VTA STATION



GOOGLE FAIRCHILD CAMPUS

HWY 101 / BAYSHORE FREEWAY

FAIRCHILD DRIVE

10 MIN - 0.5 MILES

CORPORATE OFFICES AND HEADQUARTERS

NATIONAL AVENUE

SOBRATO / 600 ELLIS

CAFE

FAIRCHILD DRIVE

SAMSUNG

HITACHI

WESTERN DIGITAL

GOOGLE

EIGHTFOLD.AI

APTIV LABS

WIPRO TECH

DIDI LABS

GOOGLE BUILDING QUAD 1

GOOGLE

SYMANTEC

6 MIN - 0.3 MILES

ELLIS STREET

ELLIS STREET: ACTIVE, MULTI-LANE STREET HEAVILY TRAFFICKED BY CARS COMING TO/FROM FREEWAY

TO MIDDLEFIELD STATION

TO SANTA CLARA

LEGEND

*SEE PROPOSED STREET NETWORK ON SHEET A0.2



VTA LIGHT RAIL LINE



AVENUES/ MAJOR STREETS



GREENWAY/ MULTIUSE PATH



PROPOSED PASEO



DEDICATED BIKE LANES



WALKING DISTANCE TO BUS STOP



BUS STOP



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DESIGN EXCELLENCE STRATEGY

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A0.5

VEHICULAR ENTRANCE

- ACCENT MATERIAL AND SIGNAGE
- DIFFERENTIATED MATERIAL FROM REMAINING FACADE
- FRAMED ON THE SIDES AND TOP
- SIGNAGE TO FURTHER DRAW ATTENTION

PROMINENT CORNER ELEMENT

- TALLEST ELEMENT ON THE BUILDING
- DIFFERENTIATED MATERIAL FROM REMAINING FACADE
- FRAMED ON THE SIDES AND TOP
- OVERLAPS LOWER FLOOR ELEMENT TO TIE THEM TOGETHER
- SIGNAGE TO FURTHER DRAW ATTENTION

UPPER FLOORS

- RECESSED FROM THE LOWER FLOORS
- LIGHTER COLOR TO REDUCE VISUAL MASS
- BROKEN INTO TWO VISUALLY SIMILAR ELEMENTS

SECOND FLOOR PRIVATE
GUESTROOM PATIOS TO
SOFTEN PASEO FACADE



FULL-HEIGHT STOREFRONT
TO LIGHTEN CORNER AND
CREATE CLEAR HEIRARCHY
HIGHLIGHTING ENTRY



LARGE WINDOW
OPENINGS INTO ACTIVE
GROUND FLOOR SPACES

RECESSED EXTERIOR PATIO
TO BRING PEOPLE OUT OF
THE BUILDING AND INTO THE
ACTIVE PEDESTRIAN AREA

LOWER FLOORS

- DARKER COLOR TO ADD TO VISUAL MASS
- REGULAR VERTICAL WINDOW PATTERN TO CREATE A RYTHMN

HOTEL - SOUTH ELEVATION (FACING NATIONAL AVE.)

HOTEL - EAST ELEVATION (FACING ELLIS STREET)

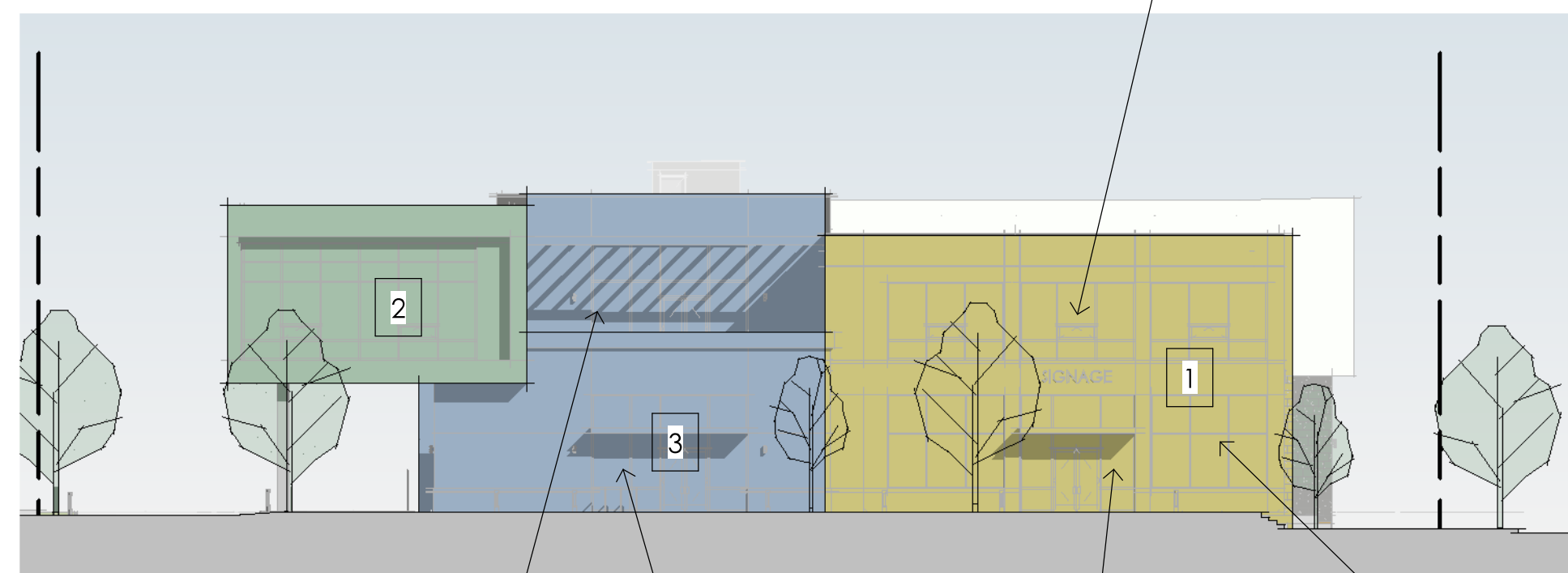
PROMINENT CORNER ELEMENT

- DIFFERENTIATED MATERIALS FROM REMAINING FACADE
- FRAMED ON THE SIDES AND TOP
- SIGNAGE TO FURTHER DRAW ATTENTION

UPPER FLOORS

- PROJECTED FROM THE LOWER FLOORS
- LIGHTER COLOR FRAME TO HIGHLIGHT VISUAL MASS
- HIGHER TRANSPARENCY FOR LIGHTING INTERIORS

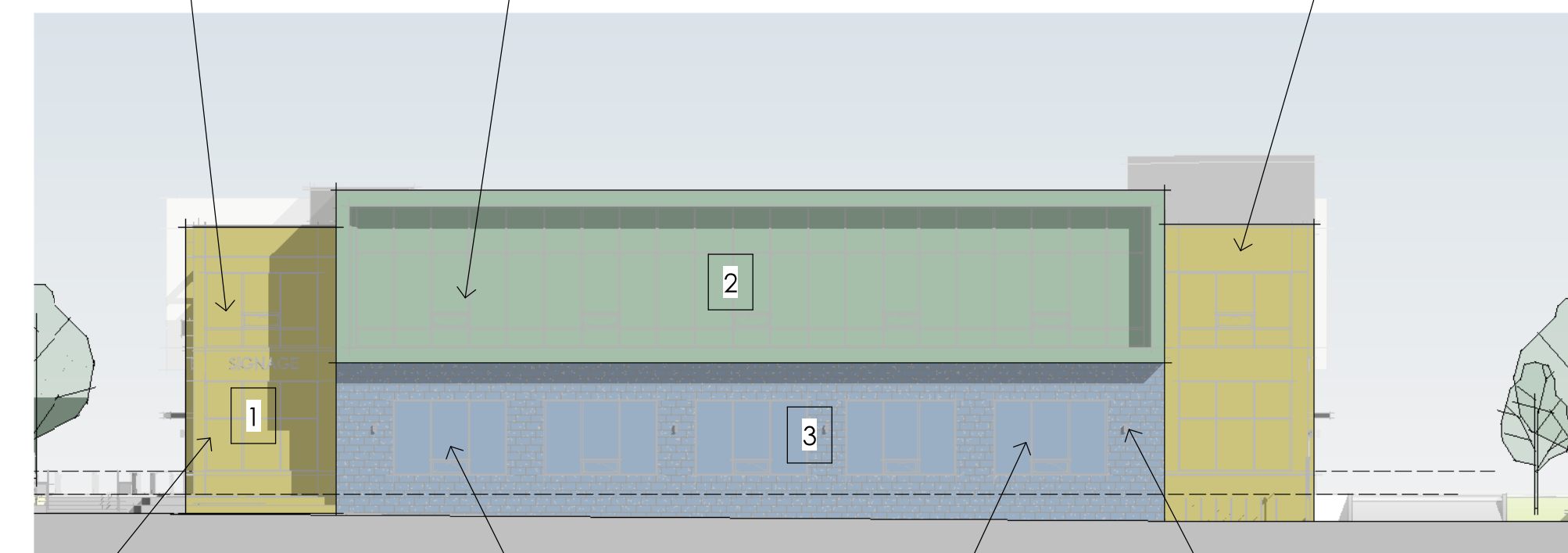
SECONDARY, OPTIONAL ENTRY
FOR OFFICE BUILDING (TENANT
PENDING)



RECESSED EXTERIOR PATIO
TO ENGAGE PASEO BELOW
AND MIRROR THE HOTEL'S
SECOND FLOOR PATIOS

LARGE WINDOW
OPENINGS INTO ACTIVE
GROUND FLOOR SPACES

TWO-STORY GLASS ELEMENT
TO LIGHTEN CORNER AND
CREATE CLEAR HEIRARCHY
HIGHLIGHTING ENTRY



LARGE WINDOW
OPENINGS INTO ACTIVE
GROUND FLOOR SPACES

LOWER FLOORS

- DARKER COLOR TO ADD TO VISUAL MASS
- TEXTURAL SIDING FOR PEDESTRIAN APPEAL
- REGULAR VERTICAL WINDOW PATTERN TO CREATE A RYTHMN

OFFICE - SOUTH ELEVATION (FACING PASEO)

OFFICE - EAST ELEVATION (FACING ELLIS STREET)

DESIGN EXCELLENCE STRATEGY - MASSING HIERARCHY



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**DESIGN EXCELLENCE
STRATEGY**

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A0.8



CORNER FEATURE ELEMENT
WITH HIGHER QUALITY
MATERIALS, PROJECTED
AWNINGS, VERTICAL
SHADING LOUVERS & TOWER
ROOF

KEY CORNER & LANDMARK:

IDENTIFIED AS A KEY CORNER LOCATION IN THE SPECIFIC PLAN, THE HOTEL IS MORE MONUMENTAL IN SCALE COMPARED TO THE PROPOSED OFFICE AND MOST SURROUNDING BUILDINGS. AT SIX STORIES, THE HOTEL COMPLEMENTS THE SIX-STORY DEVELOPMENT PROPOSED AT 600 ELLIS. INCREASED MATERIAL ARTICULATION AND TRANSPARENCY AT THE CORNER OF NATIONAL AND ELLIS PROVIDE A KEYSTONE FROM WHICH THE REST OF THE HOTEL MASSING SPREADS, APPEARING AS THE "LANTERN" GREETING VISITORS AND LOCALS DRIVING DOWN ELLIS STREET.

PROJECTED AWNINGS TO
REDUCE SOLAR HEAT
GAIN AND DEMARCAT
ENTRIES

TEXTURED WALL PANELS
OR TILES

HIGH TRANSPARENCY
AT GROUND FLOOR
ACTIVE USES

STREET WALL & FACING ELLIS:

THE HOTEL AND OFFICE USE PROJECTED ROOFS OR AWNINGS TO BREAK THE STREET WALL'S VERTICAL PLANE AND REDUCE THE VISUAL MASSING TO A HUMAN SCALE. THE GROUND FLOOR IS TALL TO PROVIDE NATURAL LIGHT AND HIGH CEILINGS WITHIN THE HOTEL AND OFFICE.

OPEN SPACE & LANDSCAPE:

THE PROJECT SITE FEATURES SEVERAL HERITAGE TREES THAT ARE PROPOSED TO BE PRESERVED AS FOCAL POINTS AT HOTEL ENTRIES AND COURTYARDS. MULTIPLE OUTDOOR SPACES OF VARYING LEVELS OF PRIVACY AND ACTIVITY ARE PROVIDED AT GROUND FLOOR PATIOS AND THE PUBLIC PASEO, AND, AT THE OFFICE'S SECOND FLOOR PATIO OVERLOOKING THE PASEO. THESE AREAS GIVE BUILDING USERS AND MEMBERS OF THE PUBLIC OPPORTUNITIES FOR RECREATIONAL, SOCIAL, AND RELAXING EXPERIENCES.

VISIBILITY & CONNECTION:

BOTH THE HOTEL AND OFFICE FEATURE LARGE SPANS OF GLAZING TO REVEAL INTERNAL ACTIVITY TO PEDESTRIANS AND ACTIVATE THE STREET. STOREFRONT AND GLAZING SYSTEMS ARE CONTRASTED BY SOLID, TEXTURED WALLS TO PROVIDE PRIVACY AND VISUAL INTEREST AS NEEDED.

UPPER LEVEL STEP BACKS TO
REDUCE VISUAL MASSING

VARIATION IN HIGH QUALITY
WALL TEXTURES AND
TIMELESS, NATURAL COLORS
FOR VISUAL INTEREST

RECESSED STOREFRONT
ENTRIES TO BREAK UP THE
STREET WALL PLANE

EXTRUDED MASS
FRAME WITH
GLAZING INFILL

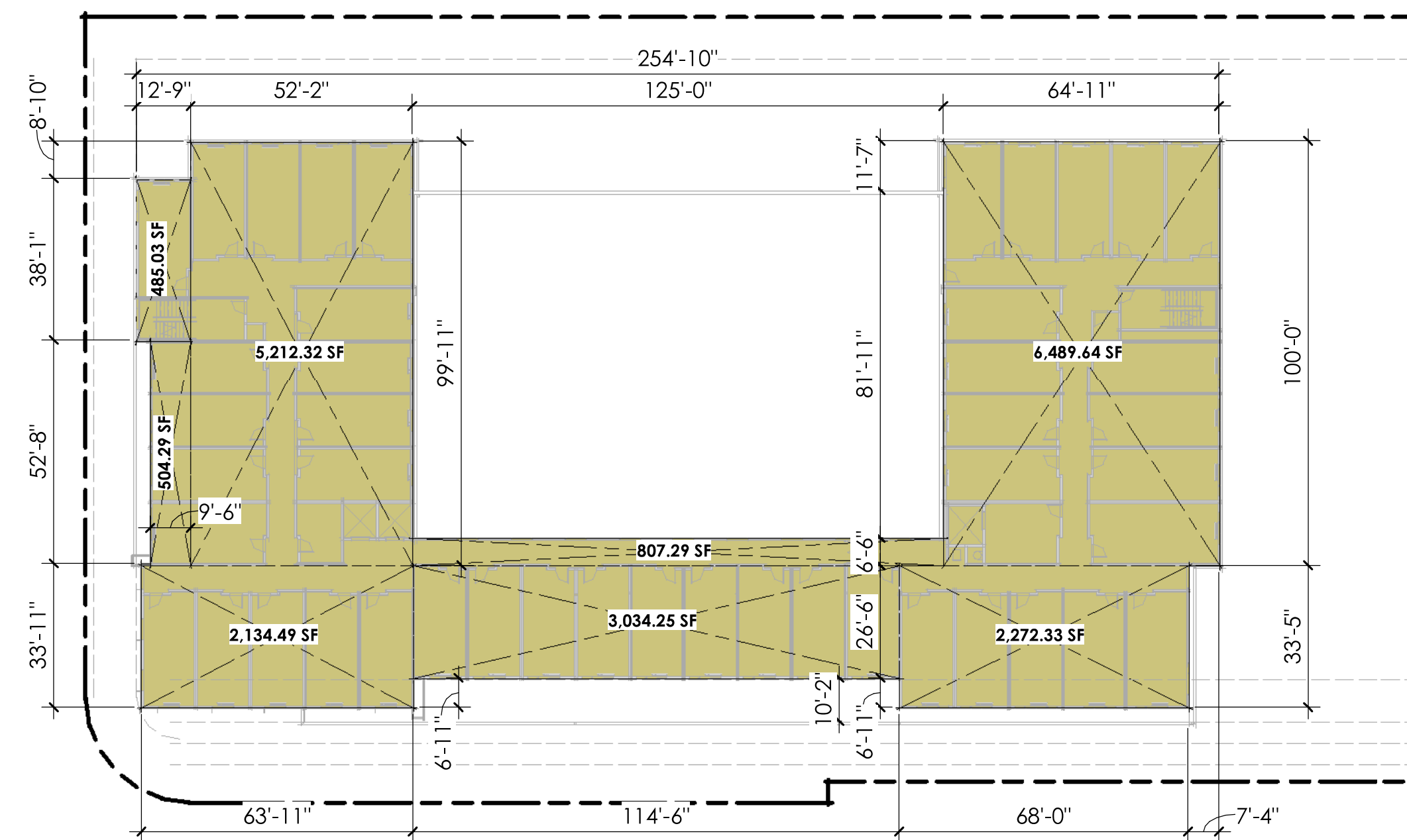


DESIGN EXCELLENCE STRATEGY - DESIGN DRIVERS

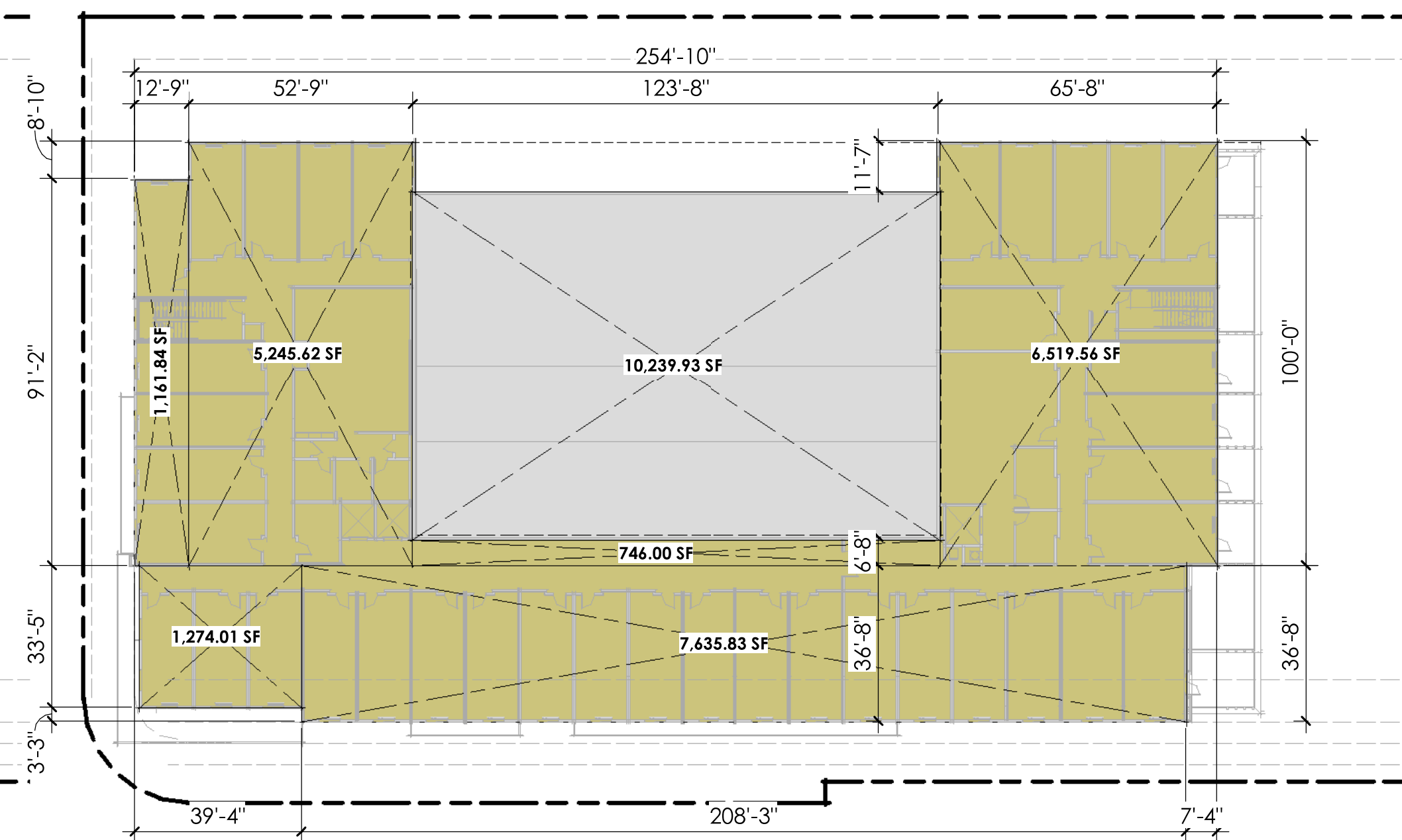
	ADDRESS 1327 ARCHER STREET, STE. 220 SAN LUIS OBISPO, CA 93401	500 & 550 ELLIS ST. MOUNTAIN VIEW, CA	Date 09/22/2023
	CONTACT 650.547.2240 ARRIS-STUDIO.COM		Scale 24x36: NTS
	THOMAS E. JESS ARCHITECT (CA) #C27068		11x17: NTS
	STEPHEN A. RIGOR ARCHITECT (CA) #C33672		Sheet
DESIGN EXCELLENCE STRATEGY			A0.9

2 FLOOR AREA DIAGRAM - HOTEL

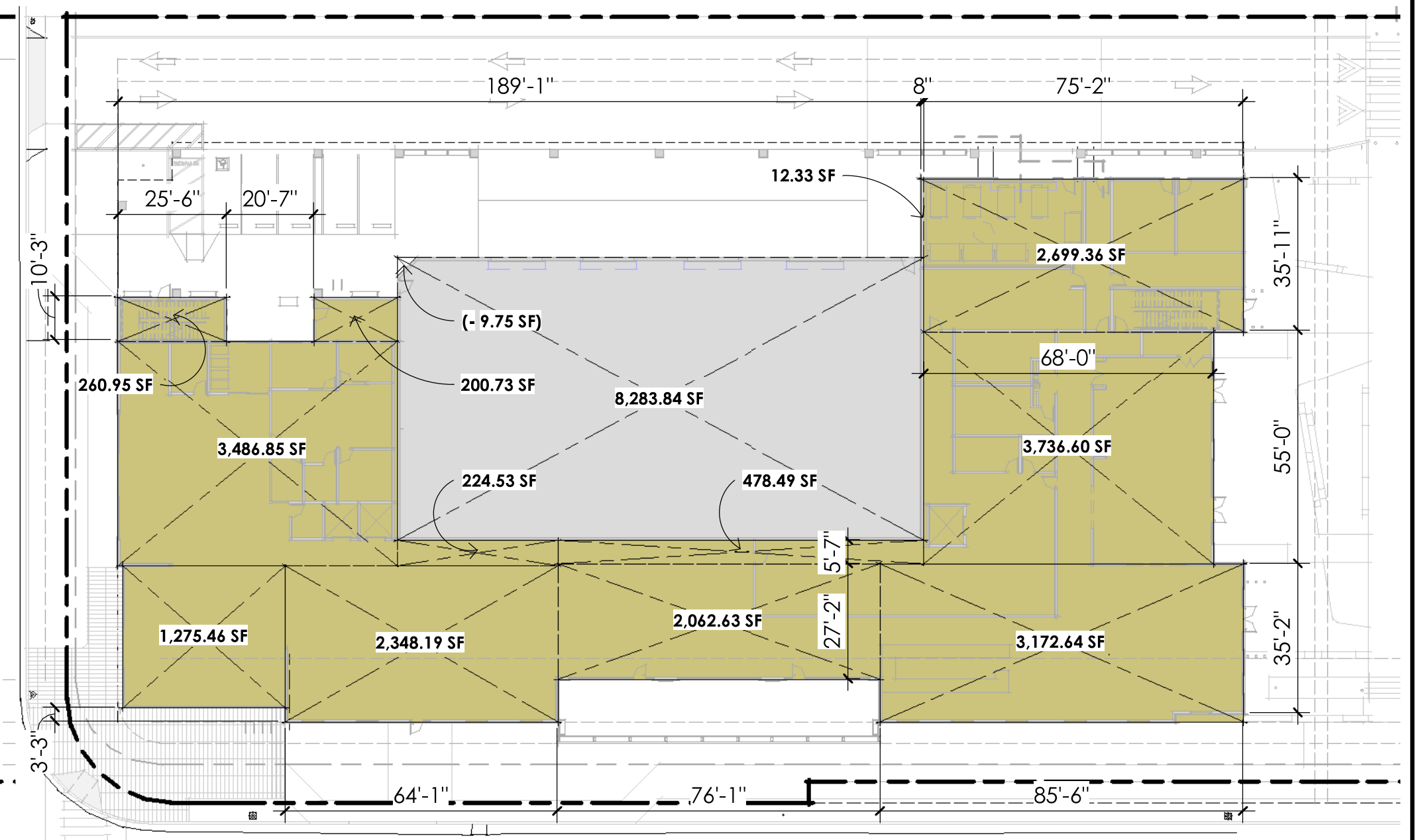
NOTE: DIMENSIONS ROUNDED TO THE NEAREST 1" FOR CLARITY



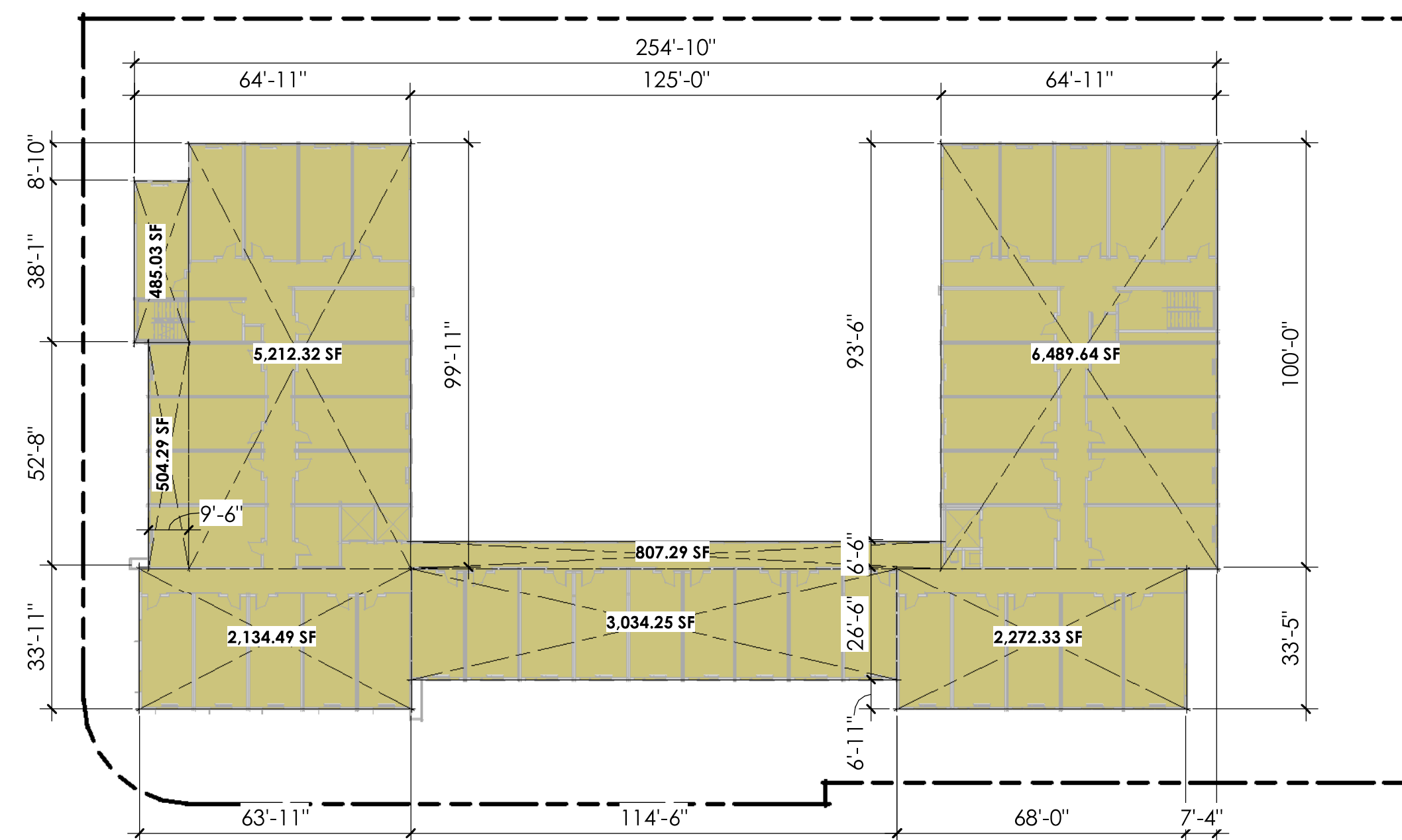
FIFTH FLOOR AREA DIAGRAM



SECOND, THIRD & FOURTH FLOOR AREA DIAG.



FIRST FLOOR AREA DIAGRAM



SIXTH FLOOR AREA DIAGRAM

	BUILDING SF	PARKING SF	BIKE PARKING SF	TOTAL SF
FIRST FLOOR	19,960	8,284	0	28,244
SECOND FLOOR	22,601	10,240	0	32,841
THIRD FLOOR	22,601	10,240	0	32,841
FOURTH FLOOR	22,601	10,240	0	32,841
FIFTH FLOOR	20,940	0	0	20,940
SIXTH FLOOR	20,940	0	0	20,940
TOTAL BUILDING AREA	129,643	39,004	0	168,647
TOTAL SITE AREA				94,027
PROPOSED FAR				1.79

BUILDING AREA **BIKE PARKING (EXEMPT FROM CALCS)*** **PARKING AREA**

*EAST WHISMAN PLAN, SECTION 3.3.2.5

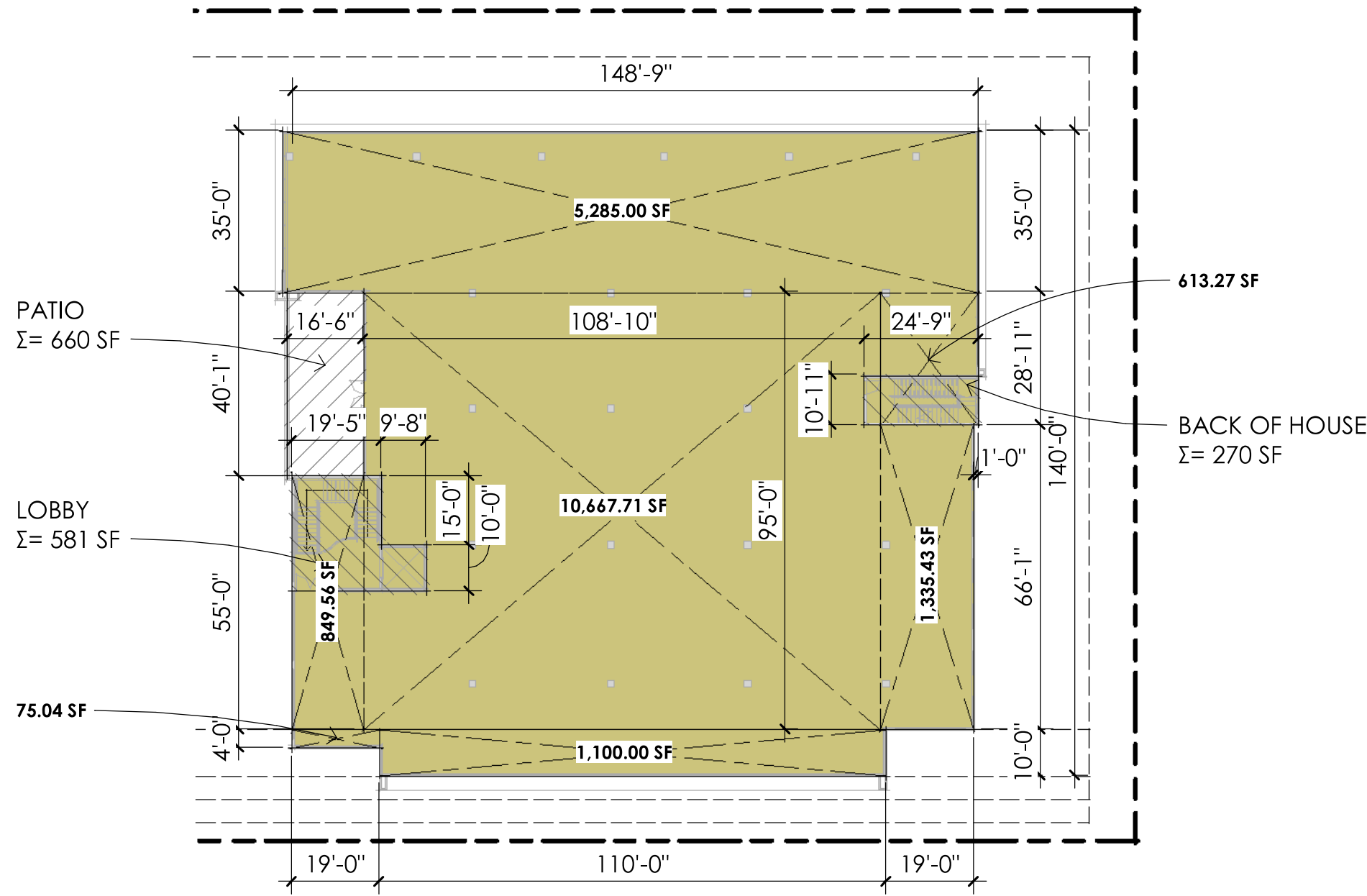
Arris
STUDIO ARCHITECTS

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FLOOR AREA DIAGRAM - HOTEL

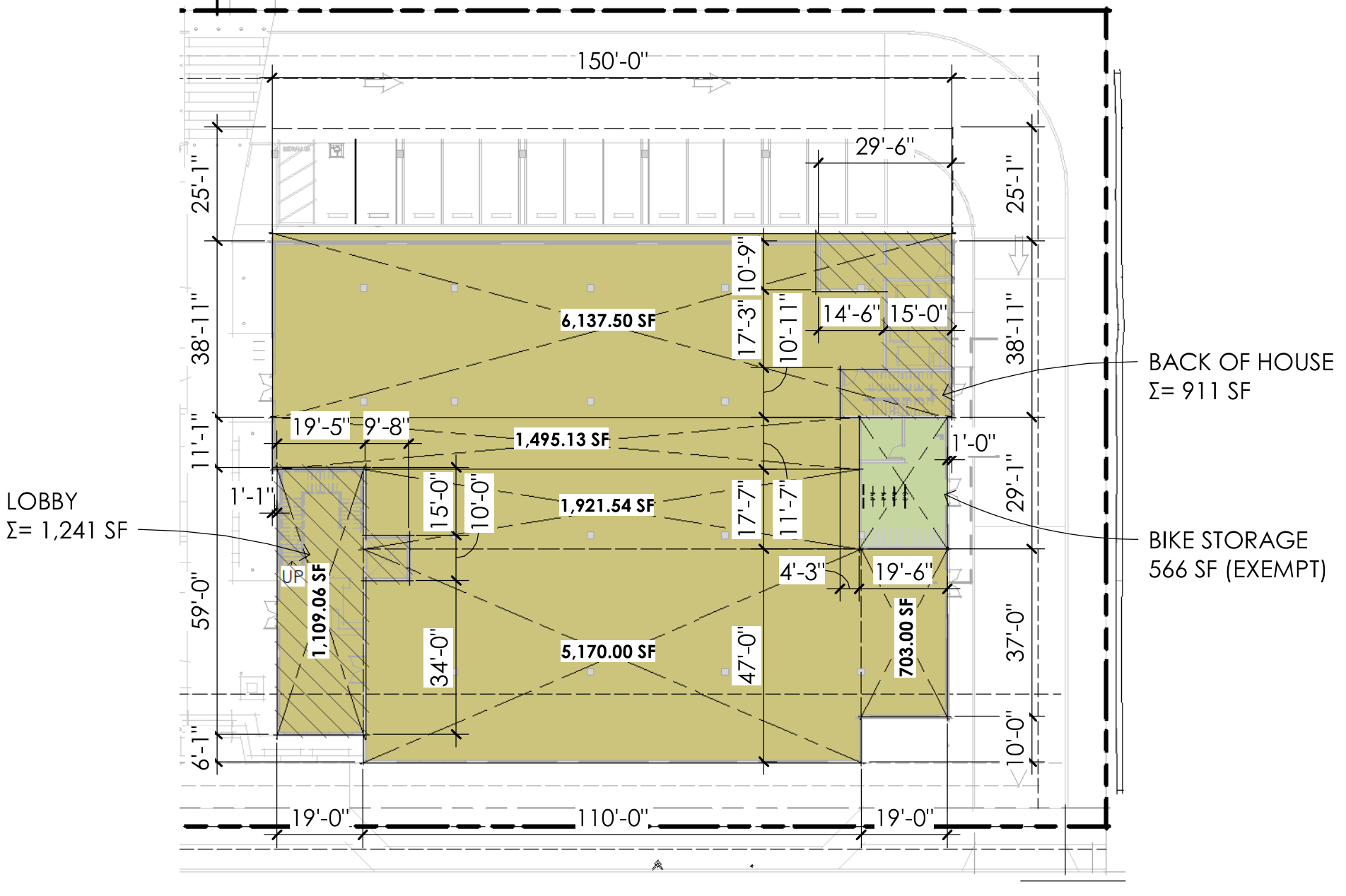
Date: 09/22/2023
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A1.3

FLOOR AREA DIAGRAM - OFFICE



SECOND FLOOR AREA DIAGRAM

NOTE: DIMENSIONS ROUNDED TO THE NEAREST 1" FOR CLARITY



FIRST FLOOR AREA DIAGRAM

BUILDING AREA	BUILDING SF	PARKING SF	BIKE PARKING SF	TOTAL SF
FIRST FLOOR	17,685	0	566	17,685
SECOND FLOOR	19,926	0	0	19,926
TOTAL BUILDING AREA	37,611	0	566	37,611
TOTAL SITE AREA				94,027
PROPOSED FAR				0.40

BUILDING AREA

BIKE PARKING
(EXEMPT FROM CALCS)*

PARKING AREA

NEIGHBORHOOD COMMERCIAL
(EXEMPT FROM CALCS)*

*EAST WHISMAN PLAN,
SECTION 3.3.2.5

Arris

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FLOOR AREA DIAGRAM -
OFFICE

Date

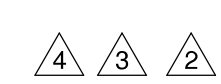
09/22/2023

Scale

24x36: 1"=30'
11x17: 1"=60'

Sheet

A1.4



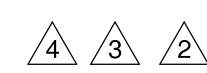
VIEW OF HOTEL FROM ELLIS STREET & NATIONAL AVENUE



ADDRESS
1327 ARCHER STREET, STE. 220
SAN LUIS OBISPO, CA 93401
CONTACT
805.347.2240
ARRIS-STUDIO.COM
THOMAS E. JESS
ARCHITECT [CA] #C27068
STEPHEN A. RIGOR
ARCHITECT [CA] #C33672

500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA
PERSPECTIVES

Date: 09/22/2023
Scale: 24x36: NTS
11x17:
Sheet
A2.0



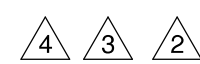
VIEW OF HOTEL FROM ELLIS STREET (SOUTHWEST)



ADDRESS
1327 ARCHER STREET, STE. 220
SAN LUIS OBISPO, CA 93401
CONTACT
805.347.2240
ARRIS-STUDIO.COM
THOMAS E. JESS
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ARCHITECT [CA] #C33672

500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA
PERSPECTIVES

Date: 09/22/2023
Scale:
24x36: NTS
11x17:
Sheet
A2.1



VIEW OF OFFICE FROM ELLIS STREET (NORTHEAST)



ADDRESS
1327 ARCHER STREET, STE. 220
SAN LUIS OBISPO, CA 93401
CONTACT
805.347.2240
ARRIS-STUDIO.COM
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ARCHITECT [CA] #C27068
STEPHEN A. RIGOR
ARCHITECT [CA] #C33672

500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA
PERSPECTIVES

Date: 09/22/2023
Scale:
24x36: NTS
11x17:
Sheet
A2.2



4 3 2

VIEW OF PASEO FROM ELLIS STREET (SOUTH)



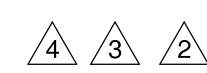
ADDRESS
1327 ARCHER STREET, STE. 220
SAN LUIS OBISPO, CA 93401
CONTACT
805.347.2240
ARRIS-STUDIO.COM
THOMAS E. JESS
ARCHITECT [CA] #C27068
STEPHEN A. RIGOR
ARCHITECT [CA] #C33672

500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA

PERSPECTIVES

Date: 09/22/2023
Scale:
24x36: NTS
11x17:
Sheet

A2.3



VIEW OF PASEO FROM REAR DRIVEWAY (NORTH)



ADDRESS
1327 ARCHER STREET, STE. 220
SAN LUIS OBISPO, CA 93401
CONTACT
805.947.2240
ARRIS-STUDIO.COM
THOMAS E. JESS
ARCHITECT [CA] #C27068
STEPHEN A. RIGOR
ARCHITECT [CA] #C33672

500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA

PERSPECTIVES

Date: 09/22/2023
Scale:
24x36: NTS
11x17:
Sheet

A2.4



△ △ VIEW OF PASEO FROM NORTH ENTRY



ADDRESS
1327 ARCHER STREET, STE. 220
SAN LUIS OBISPO, CA 93401
CONTACT
805.347.2240
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THOMAS E. JESS
ARCHITECT [CA] #C27068
STEPHEN A. RIGOR
ARCHITECT [CA] #C33672

500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA
PERSPECTIVES

Date: 09/22/2023
Scale:
24x36: NTS
11x17:
Sheet
A2.5



△ △ VIEW OF HOTEL'S LOUNGE PATIO (FACING ELLIS STREET)



ADDRESS
1327 ARCHER STREET, STE. 220
SAN LUIS OBISPO, CA 93401
CONTACT
805.447.2240
ARRIS-STUDIO.COM
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ARCHITECT [CA] #C27068
STEPHEN A. RIGOR
ARCHITECT [CA] #C33672

500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA
PERSPECTIVES

Date: 09/22/2023
Scale:
24x36: NTS
11x17:
Sheet
A2.6



△ △ VIEW OF HOTEL PORTE COCHERE (FACING NATIONAL AVE.)



ADDRESS
1327 ARCHER STREET, STE. 220
SAN LUIS OBISPO, CA 93401
CONTACT
805.347.2240
ARRIS-STUDIO.COM
THOMAS E. JESS
ARCHITECT [CA] #C27068
STEPHEN A. RIGOR
ARCHITECT [CA] #C33672

500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA
PERSPECTIVES

Date: 09/22/2023
Scale:
24x36: NTS
11x17:
Sheet
A2.7



ELLIS STREET & NATIONAL AVENUE - EXISTING



ADDRESS
1327 ARCHER STREET, STE. 220
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CONTACT
650.347.2240
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THOMAS E. JESS
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STEPHEN A. RIGOR
ARCHITECT [CA] #C33672

500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA
**BEFORE & AFTER
RENDERINGS**

Date: 09/22/2023
Scale:
24x36: NTS
11x17:
Sheet
A2.8



ELLIS STREET & NATIONAL AVENUE - PROPOSED



ADDRESS
1327 ARCHER STREET, STE. 220
SAN LUIS OBISPO, CA 93401
CONTACT
805.347.2240
ARRIS-STUDIO.COM
THOMAS E. JESS
ARCHITECT [CA] #C27068
STEPHEN A. RIGOR
ARCHITECT [CA] #C33672

500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA
**BEFORE & AFTER
RENDERINGS**

Date: 09/22/2023
Scale: 24x36: NTS
11x17:
Sheet
A2.9



NATIONAL AVENUE - EXISTING



ADDRESS
1327 ARCHER STREET, STE. 220
SAN LUIS OBISPO, CA 93401
CONTACT
(805) 447-2240
ARRIS-STUDIO.COM
THOMAS E. JESS
ARCHITECT [CA] #C27068
STEPHEN A. RIGOR
ARCHITECT [CA] #C33672

500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA
**BEFORE & AFTER
RENDERINGS**

Date: 09/22/2023
Scale:
24x36: NTS
11x17:
Sheet
A2.10



NATIONAL AVENUE - PROPOSED



ADDRESS
1327 ARCHER STREET, STE. 220
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CONTACT
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THOMAS E. JESS
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STEPHEN A. RIGOR
ARCHITECT [CA] #C33672

500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA
**BEFORE & AFTER
RENDERINGS**

Date: 09/22/2023
Scale:
24x36: NTS
11x17:
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A2.11

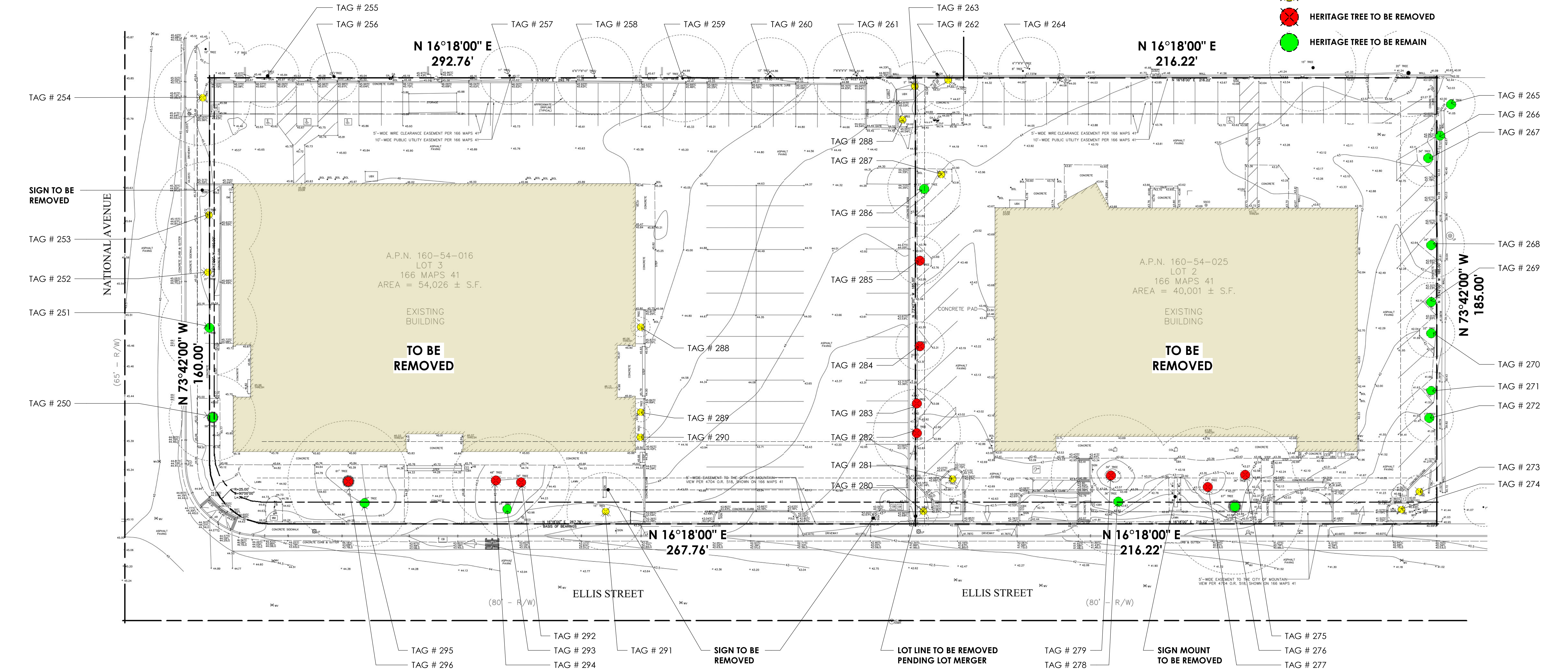
GENERAL NOTES

- 1. SEE CIVIL AND LANDSCAPE PLANS FOR MORE INFORMATION.
- 2. TREE TAG # PER TREE INVENTORY REPORT. SEE ARBORIST REPORT FOR MORE INFORMATION.
- 3. EXISTING TREES ON ADJACENT PROPERTY TO PROTECT IN PLACE.

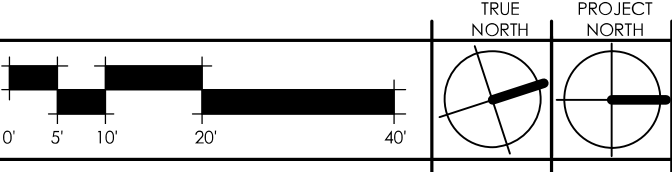
**EXISTING TREE TO BE REMOVED**

**HERITAGE TREE TO BE REMOVED**

**HERITAGE TREE TO BE REMAIN**



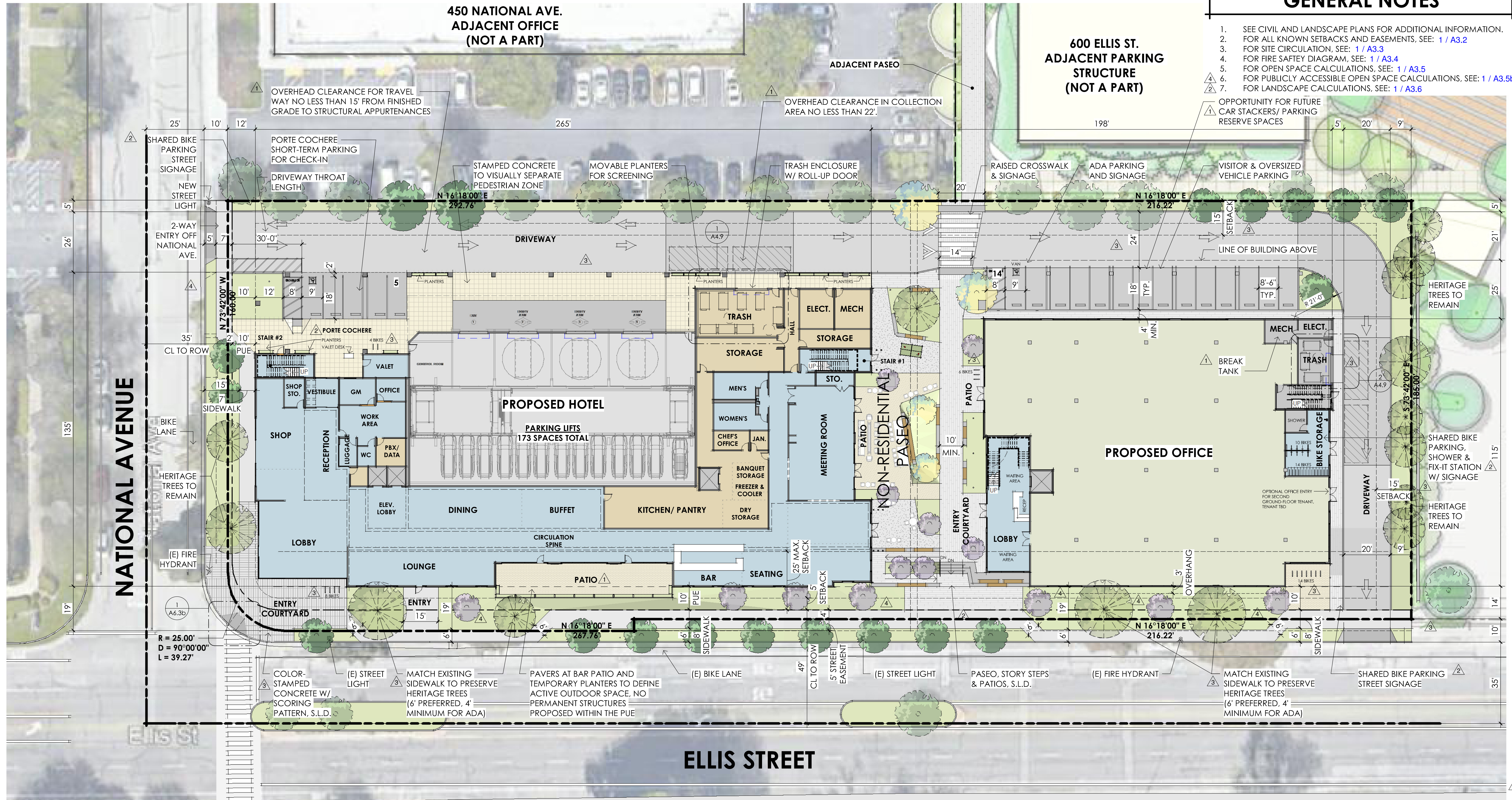
EXISTING & DEMOLITION ARCHITECTURAL SITE PLAN



ADDRESS
1327 ARCHER STREET, STE. 220
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CONTACT
805.347.2240
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THOMAS E. JESS
ARCHITECT [CA] #C27068
STEPHEN A. RIGOR
ARCHITECT [CA] #C33672

500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA
**EXISTING & DEMOLITION
SITE PLAN**

Date 09/22/2023
Scale 24x36: 1"=20'
11x17: 1"=40'
Sheet
A3.0



GENERAL NOTES

1. SEE CIVIL AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
2. FOR ALL KNOWN SETBACKS AND EASEMENTS, SEE: 1 / A3.2
3. FOR SITE CIRCULATION, SEE: 1 / A3.3
4. FOR FIRE SAFETY DIAGRAM, SEE: 1 / A3.4
5. FOR OPEN SPACE CALCULATIONS, SEE: 1 / A3.5
6. FOR PUBLICLY ACCESSIBLE OPEN SPACE CALCULATIONS, SEE: 1 / A3.5b
7. FOR LANDSCAPE CALCULATIONS, SEE: 1 / A3.6

OPPORTUNITY FOR FUTURE CAR STACKERS/ PARKING RESERVE SPACES

PROPOSED ARCHITECTURAL SITE & FIRST FLOOR PLAN

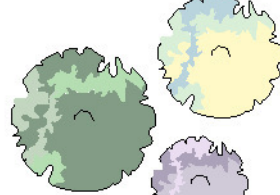
TREE LEGEND:



EXISTING HERITAGE TREE TO REMAIN



EXISTING TREE TO REMAIN



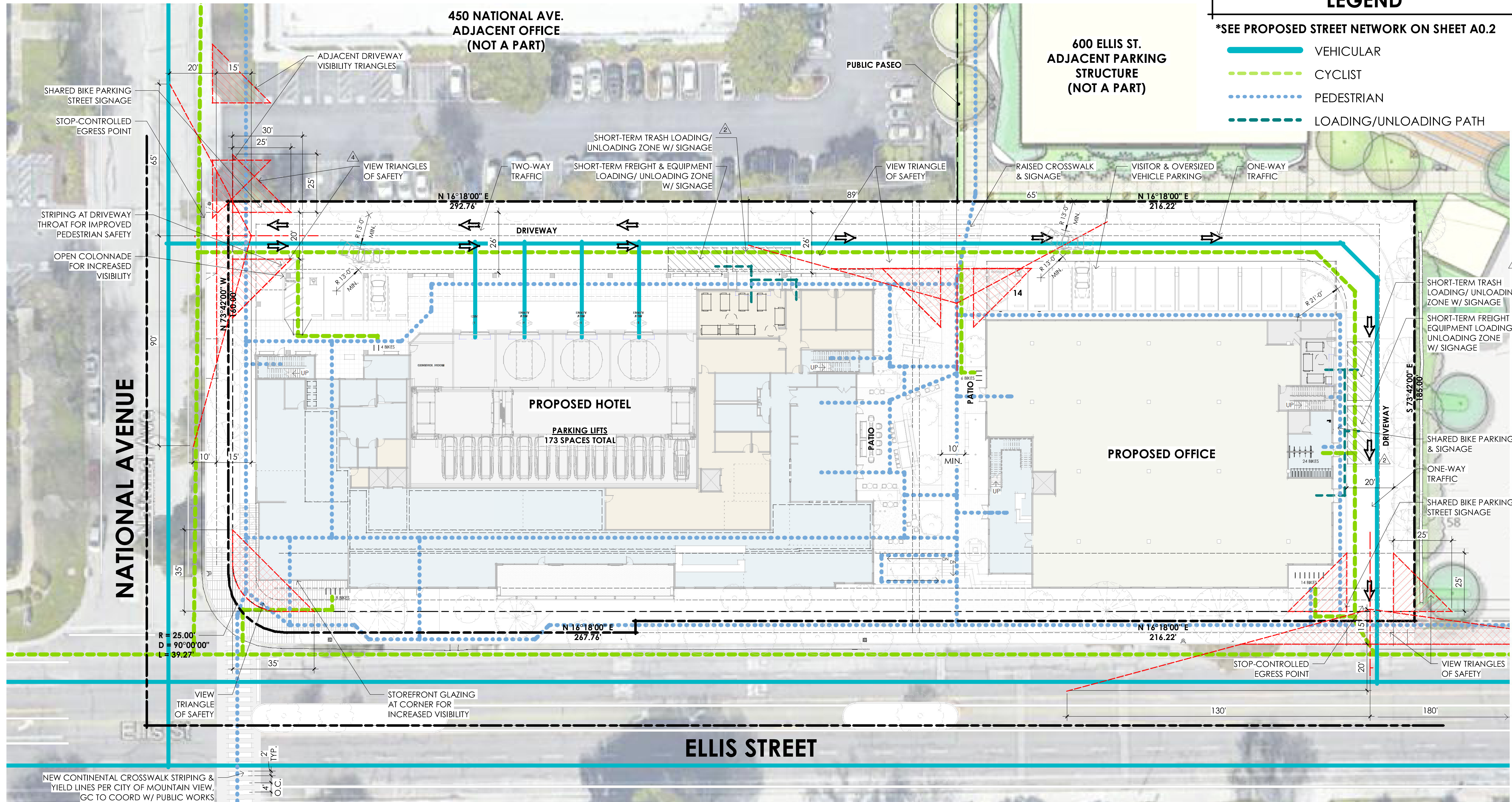
PROPOSED TREES, S.L.D.



ADDRESS
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CONTACT
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STEPHEN A. RIGOR
ARCHITECT (CA) #C33672

500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA
ARCHITECTURAL SITE &
FIRST FLOOR PLAN

Date: 09/22/2023
Scale: 1"=20'
11x17: 1"=40'
Sheet
A3.1

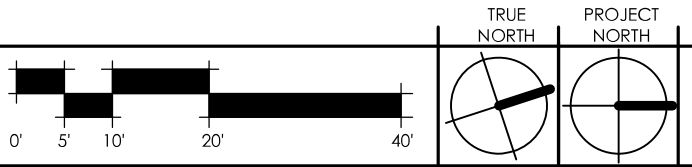


LEGEND

*SEE PROPOSED STREET NETWORK ON SHEET A0.2

- VEHICULAR
- CYCLIST
- PEDESTRIAN
- LOADING/UNLOADING PATH

CIRCULATION DIAGRAM



ADDRESS
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ARCHITECT [CA] #C33672

500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA
CIRCULATION DIAGRAM

Date: 09/22/2023
Scale: 24x36: 1"=20'
11x17: 1"=40'
Sheet

A3.3

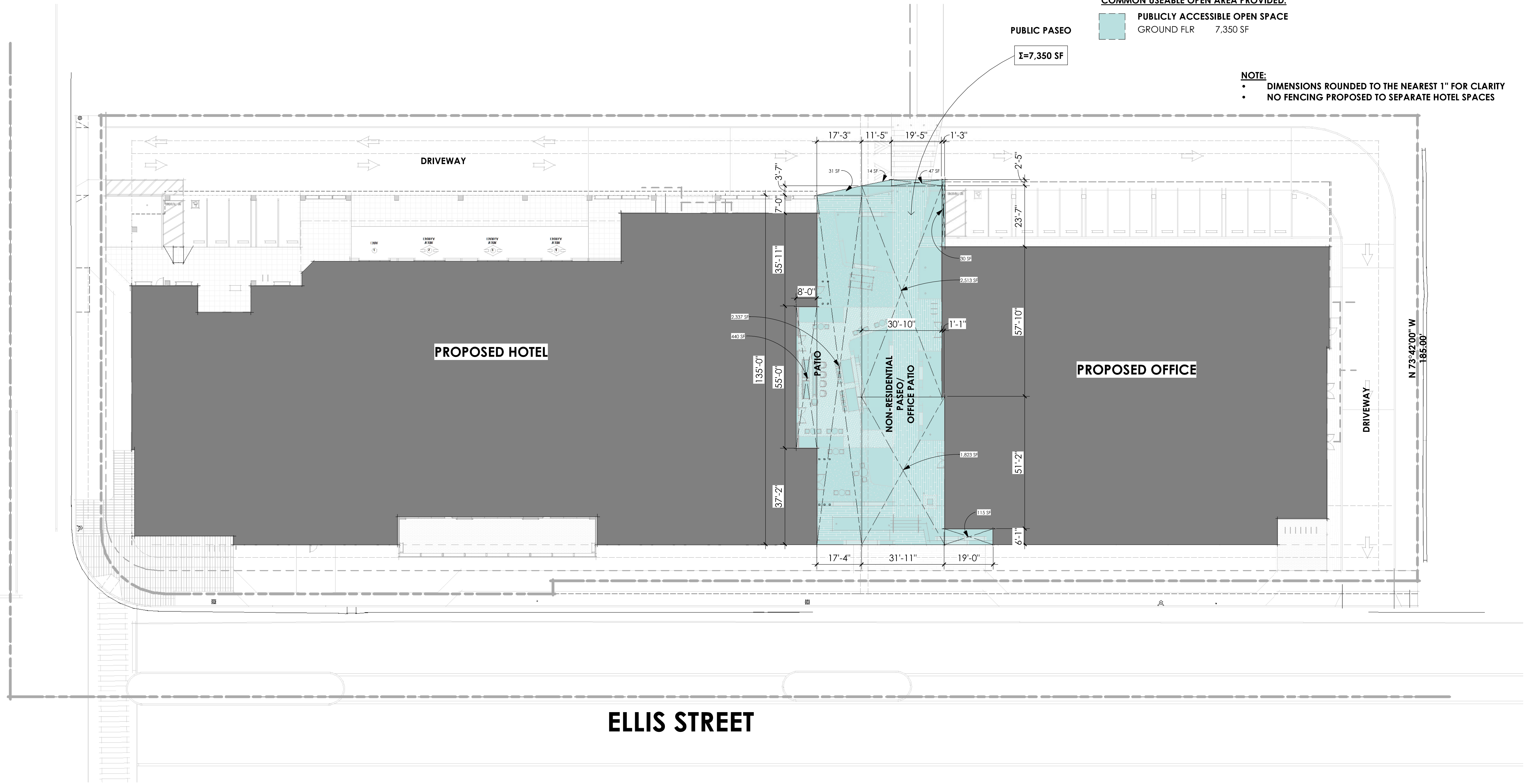
PUBLICLY ACCESSIBLE OPEN SPACE

PUBLICLY ACCESSIBLE OPEN SPACE REQUIRED:
(EAST WHISMAN PLAN, SECTION 3.7.2.5):
REQUIRED: 3,000 SF MIN.
PROPOSED: 7,350 SF

COMMON USEABLE OPEN AREA PROVIDED:
PUBLICLY ACCESSIBLE OPEN SPACE
GROUND FLR 7,350 SF

NOTE:
• DIMENSIONS ROUNDED TO THE NEAREST 1" FOR CLARITY
• NO FENCING PROPOSED TO SEPARATE HOTEL SPACES

NATIONAL AVENUE



OPEN SPACE DIAGRAM - FIRST FLOOR

ADDRESS
1327 ARCHER STREET, STE. 220
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CONTACT
805.347.2240
ARRIS-STUDIO.COM
THOMAS E. JESS
ARCHITECT [CA] #C27068
STEPHEN A. RIGOR
ARCHITECT [CA] #C33672

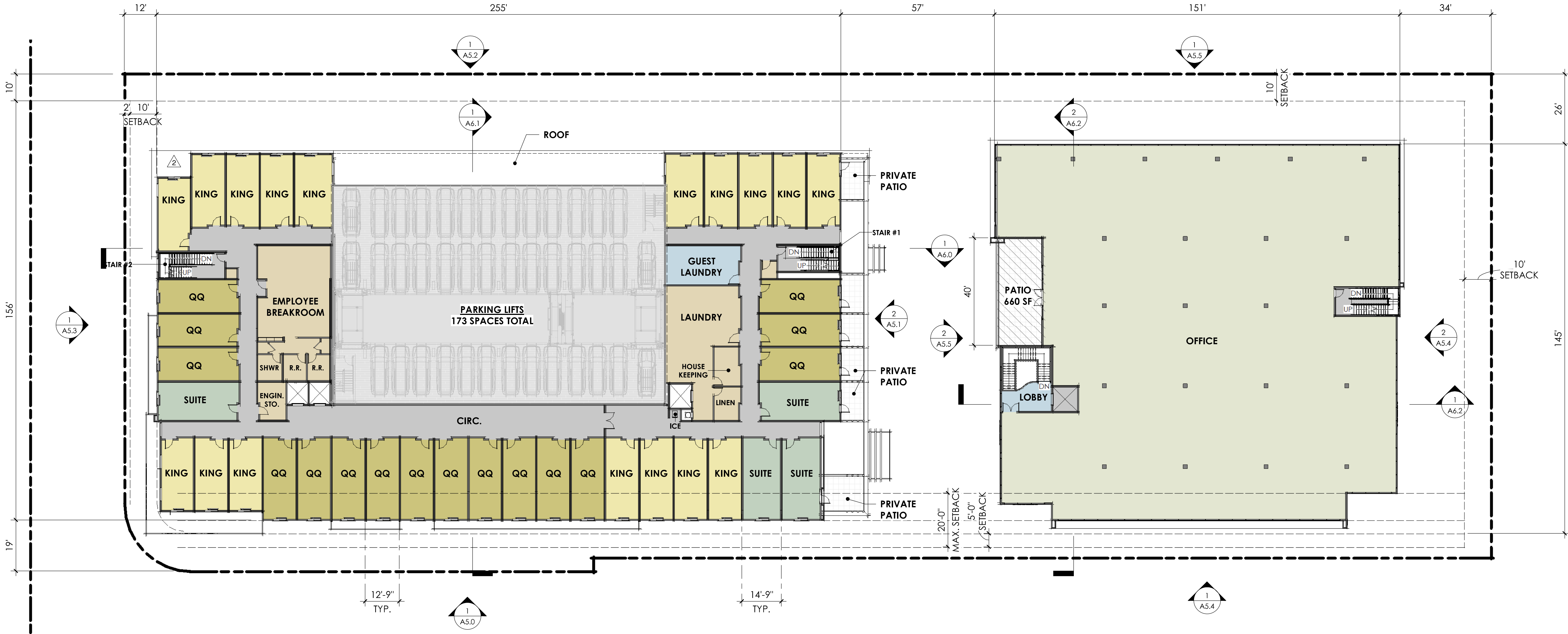
500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA
PUBLICLY ACCESSIBLE
OPEN SPACE

Date: 09/22/2023
Scale: 24x36:
11x17:
Sheet
A3.5b

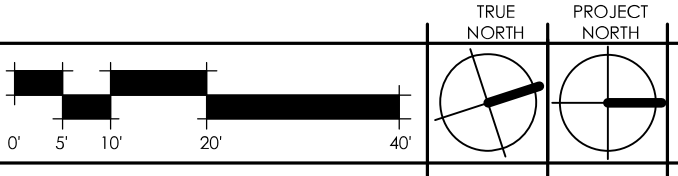
GUESTROOM DATA

FLOOR LEVEL	UNIT TYPE			TOTAL
	KING	DOUBLE QUEEN	SUITE	
SECOND FLOOR	17	16	4	37
THIRD FLOOR	17	16	4	37
FOURTH FLOOR	17	16	4	37
FIFTH FLOOR	30	11	4	45
SIXTH FLOOR	30	11	4	45
TOTAL	111	70	20	201

GUEST ROOM MIX:
KING STUDIOS: 111 ROOMS (55%)
DOUBLE QUEEN STUDIOS: 70 ROOMS (35%)
SUITES: 20 ROOMS (10%)



SECOND FLOOR PLAN



ADDRESS
1327 ARCHER STREET, STE. 220
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CONTACT
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ARRIS-STUDIO.COM
THOMAS E. JESS
ARCHITECT [CA] #C27068
STEPHEN A. RIGOR
ARCHITECT [CA] #C33672

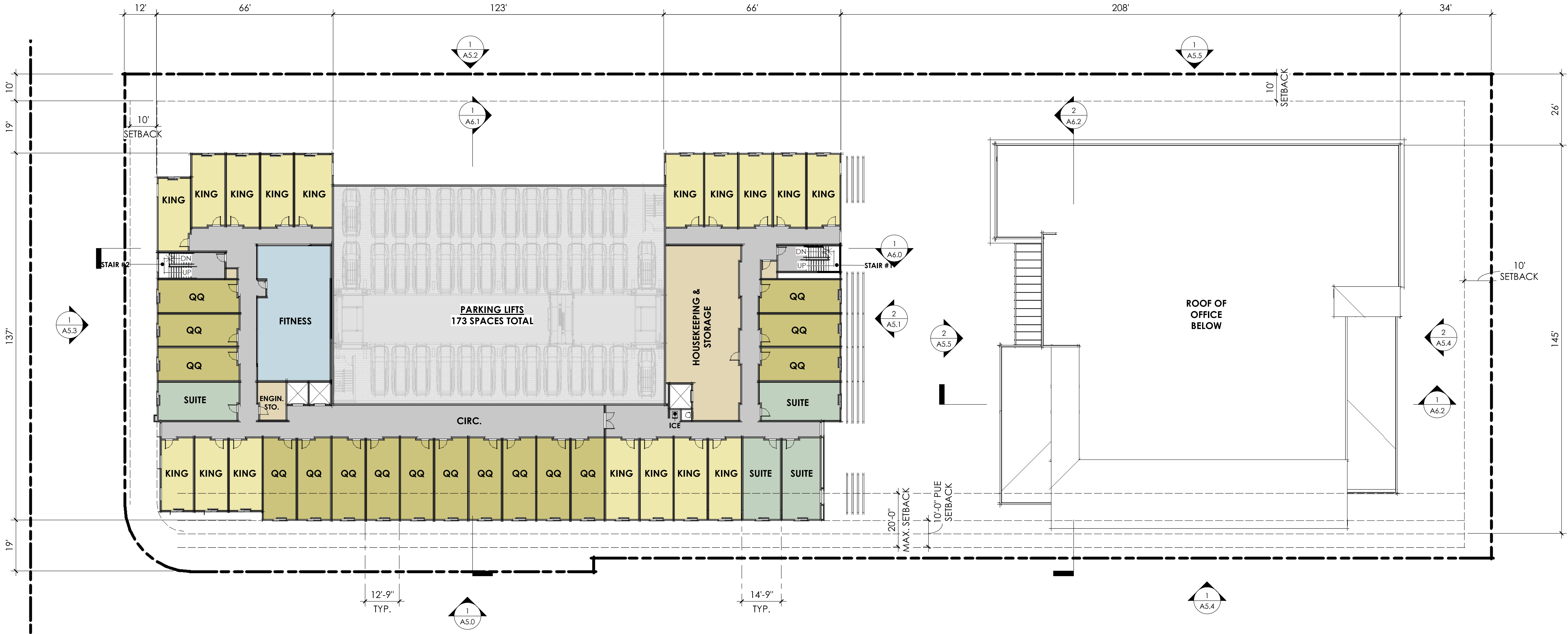
500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA
SECOND FLOOR PLAN

Date: 09/22/2023
Scale: 24x36: 1"=20'
11x17: 1"=40'
Sheet
A4.2

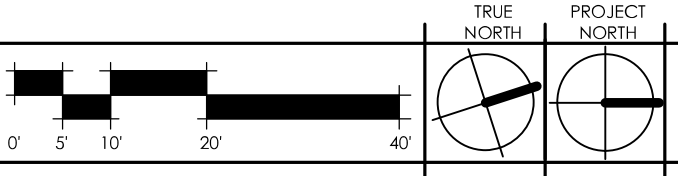
GUESTROOM DATA

FLOOR LEVEL	UNIT TYPE			TOTAL
	KING	DOUBLE QUEEN	SUITE	
SECOND FLOOR	17	16	4	37
THIRD FLOOR	17	16	4	37
FOURTH FLOOR	17	16	4	37
FIFTH FLOOR	30	11	4	45
SIXTH FLOOR	30	11	4	45
TOTAL	111	70	20	201

GUEST ROOM MIX:
KING STUDIOS: 111 ROOMS (55%)
DOUBLE QUEEN STUDIOS: 70 ROOMS (35%)
SUITES: 20 ROOMS (10%)



L03-PROPOSED-THIRD FLOOR



ADDRESS
1327 ARCHER STREET, STE. 220
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STEPHEN A. RIGOR
ARCHITECT [CA] #C33672

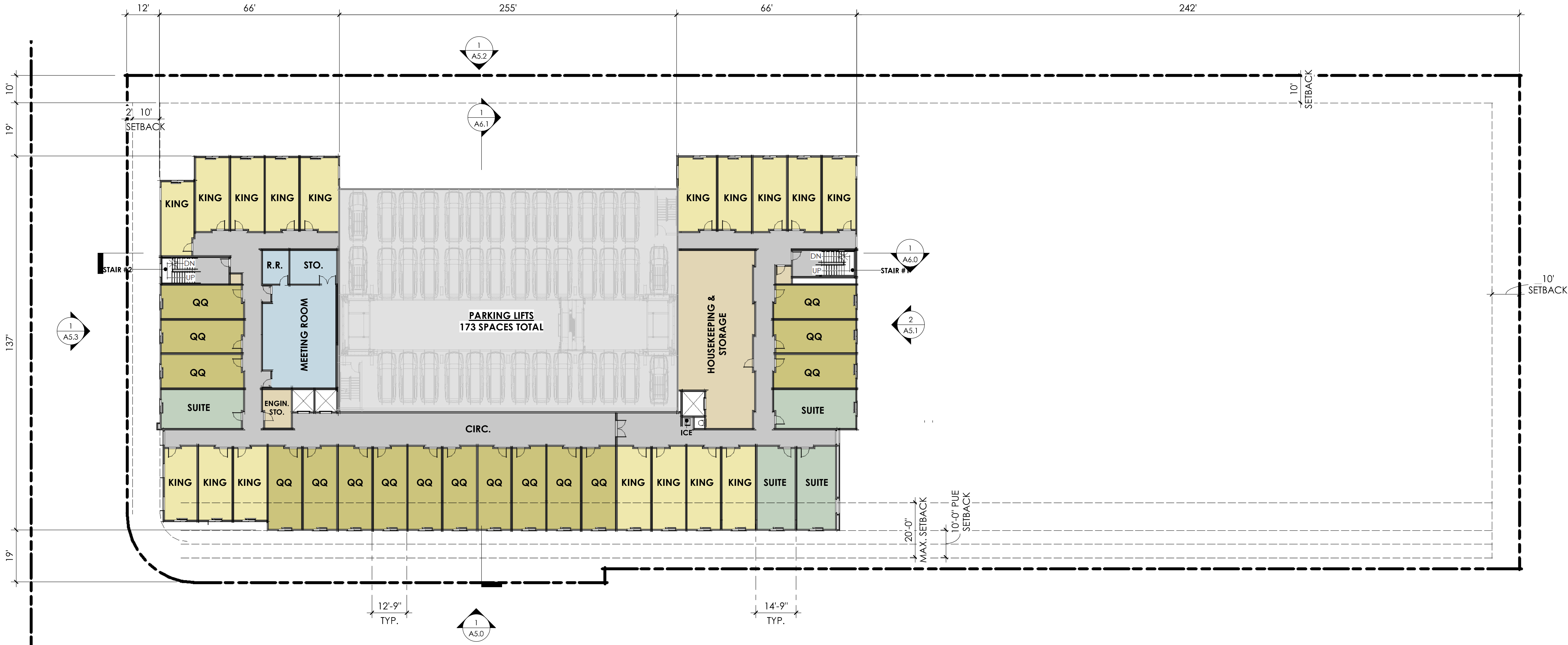
500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA
THIRD FLOOR PLAN

Date: 09/22/2023
Scale: 24x36: 1"=20'
11x17: 1"=40'
Sheet
A4.3

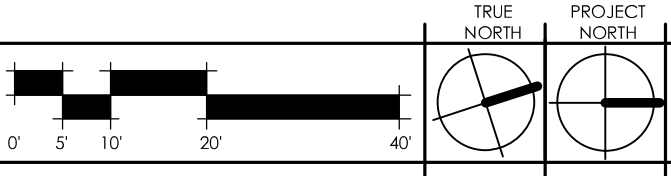
GUESTROOM DATA

FLOOR LEVEL	UNIT TYPE			TOTAL
	KING	DOUBLE QUEEN	SUITE	
SECOND FLOOR	17	16	4	37
THIRD FLOOR	17	16	4	37
FOURTH FLOOR	17	16	4	37
FIFTH FLOOR	30	11	4	45
SIXTH FLOOR	30	11	4	45
TOTAL	111	70	20	201

GUEST ROOM MIX:
KING STUDIOS: 111 ROOMS (55%)
DOUBLE QUEEN STUDIOS: 70 ROOMS (35%)
SUITES: 20 ROOMS (10%)



FOURTH FLOOR PLAN



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1327 ARCHER STREET, STE. 220
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CONTACT
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THOMAS E. JESS
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STEPHEN A. RIGOR
ARCHITECT [CA] #C33672

500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA
FOURTH FLOOR PLAN

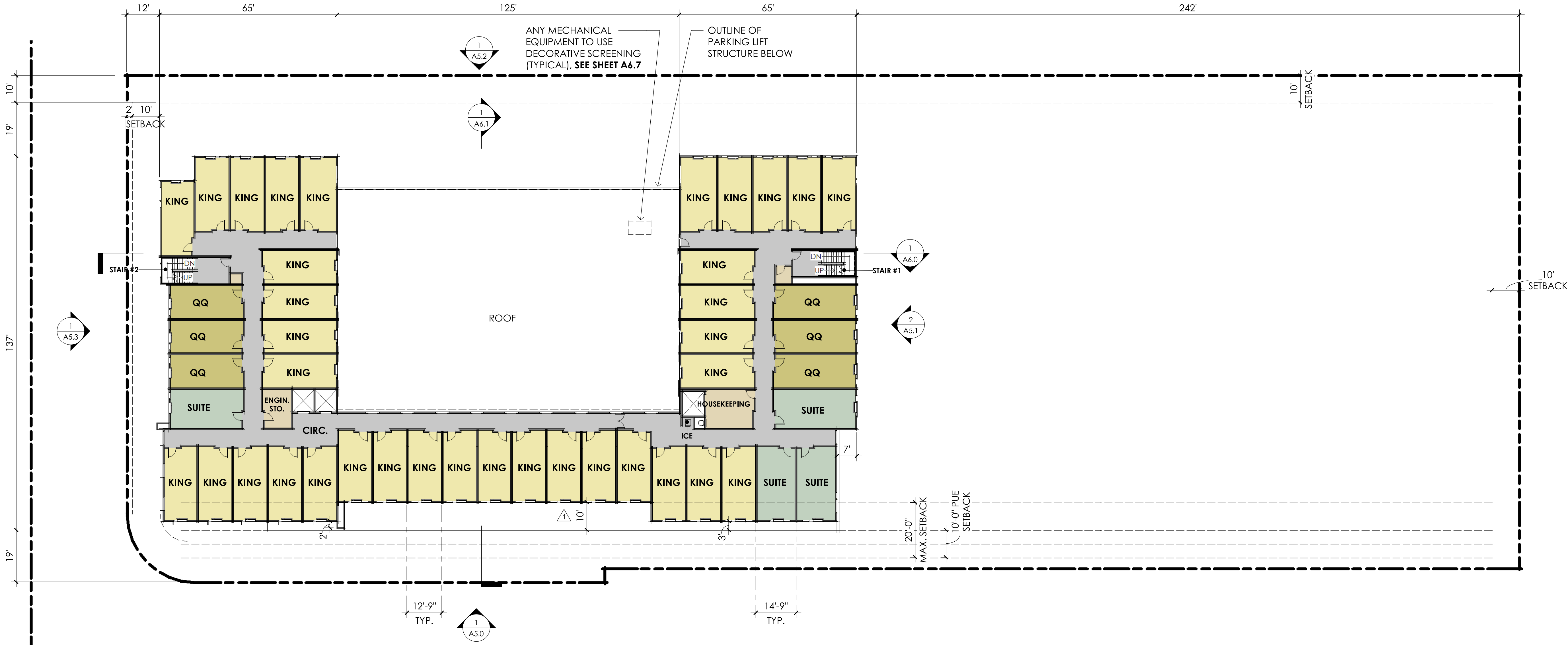
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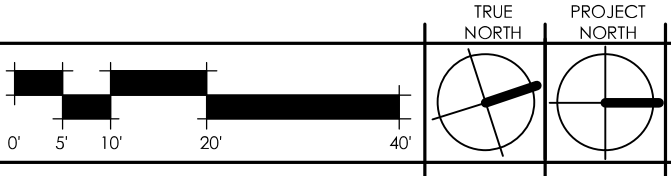
GUESTROOM DATA

FLOOR LEVEL	UNIT TYPE			TOTAL
	KING	DOUBLE QUEEN	SUITE	
SECOND FLOOR	17	16	4	37
THIRD FLOOR	17	16	4	37
FOURTH FLOOR	17	16	4	37
FIFTH FLOOR	30	11	4	45
SIXTH FLOOR	30	11	4	45
TOTAL	111	70	20	201

GUEST ROOM MIX:
KING STUDIOS: 111 ROOMS (55%)
DOUBLE QUEEN STUDIOS: 70 ROOMS (35%)
SUITES: 20 ROOMS (10%)



FIFTH FLOOR PLAN



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1327 ARCHER STREET, STE. 220
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STEPHEN A. RIGOR
ARCHITECT [CA] #C33672

500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA
FIFTH FLOOR PLAN

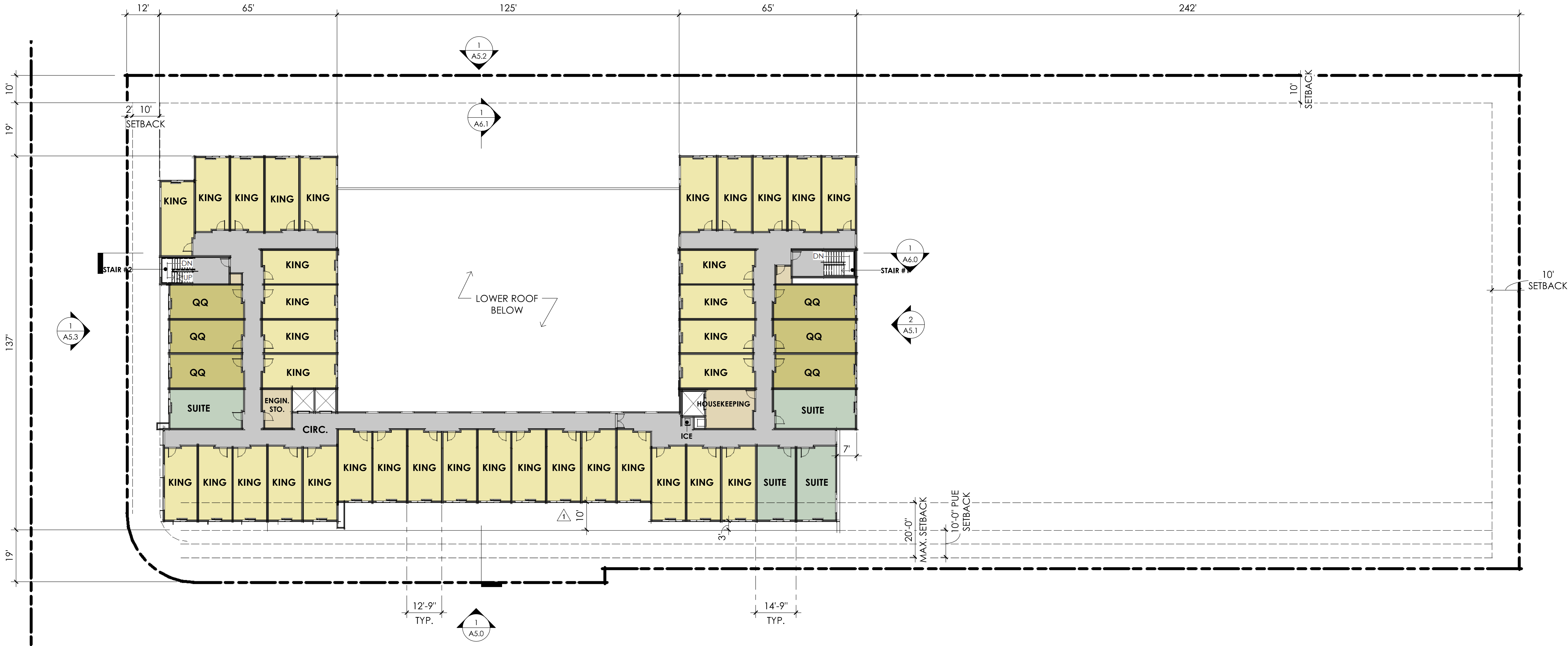
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A4.5

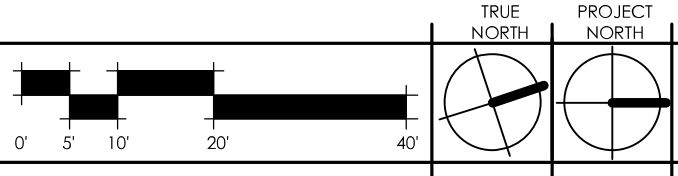
GUESTROOM DATA

FLOOR LEVEL	UNIT TYPE			TOTAL
	KING	DOUBLE QUEEN	SUITE	
SECOND FLOOR	17	16	4	37
THIRD FLOOR	17	16	4	37
FOURTH FLOOR	17	16	4	37
FIFTH FLOOR	30	11	4	45
SIXTH FLOOR	30	11	4	45
TOTAL	111	70	20	201

GUEST ROOM MIX:
KING STUDIOS: 111 ROOMS (55%)
DOUBLE QUEEN STUDIOS: 70 ROOMS (35%)
SUITES: 20 ROOMS (10%)



SIXTH FLOOR PLAN



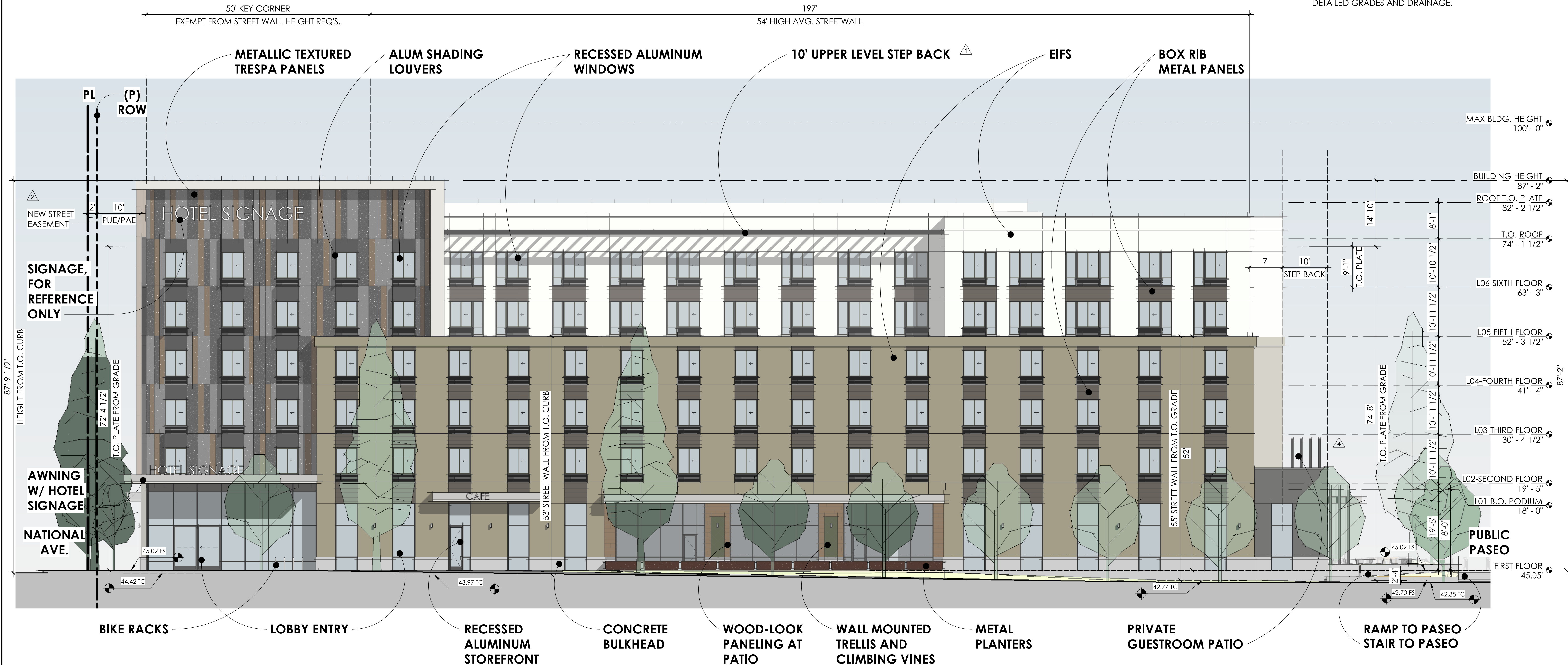
ADDRESS
1327 ARCHER STREET, STE. 220
SAN LUIS OBISPO, CA 93401
CONTACT
650.347.2240
ARRIS-STUDIO.COM
THOMAS E. JESS
ARCHITECT [CA] #C27068
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ARCHITECT [CA] #C33672

500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA
SIXTH FLOOR PLAN

Date: 09/22/2023
Scale: 24x36: 1"=20'
11x17: 1"=40'
Sheet
A4.6

GENERAL NOTES

GRADES SHOWN ARE SCHEMATIC. SEE CIVIL DRAWINGS FOR DETAILED GRADES AND DRAINAGE.



HOTEL - EAST ELEVATION (FACING ELLIS STREET)

AVERAGE ELLIS - STREET WALL HEIGHT CALCULATION
MAX. AVERAGE STREET WALL HEIGHT 65'
*NOTE: BUILDING WALLS WITHIN 50' OF KEY CORNERS ARE EXEMPT FROM THIS REQUIREMENT PER MOUNTAIN VIEW - EAST WHISMAN PRECISE PLAN, 3.5 EMPLOYMENT CHARACTER AREA STANDARDS

HOTEL:
TOTAL ELLIS STREET FRONTAGE* = 197'
STREET WALL HEIGHT = 54'

OFFICE:
TOTAL ELLIS STREET FRONTAGE = 20' + 110' + 20' = 150'
% OF FRONTAGE @ 38' HEIGHT 20' / 150' = 0.1333 (13.33%)
% OF FRONTAGE @ 39' HEIGHT 20' / 150' = 0.1333 (13.33%)
% OF FRONTAGE @ 44' HEIGHT 110' / 150' = 0.7333 (73.33%)
AVERAGE = (0.1333 X 38') + (0.1333 X 39') + (0.7333 X 44') = 42.53' OR 43'

ELLIS - STREET WALL CALC.



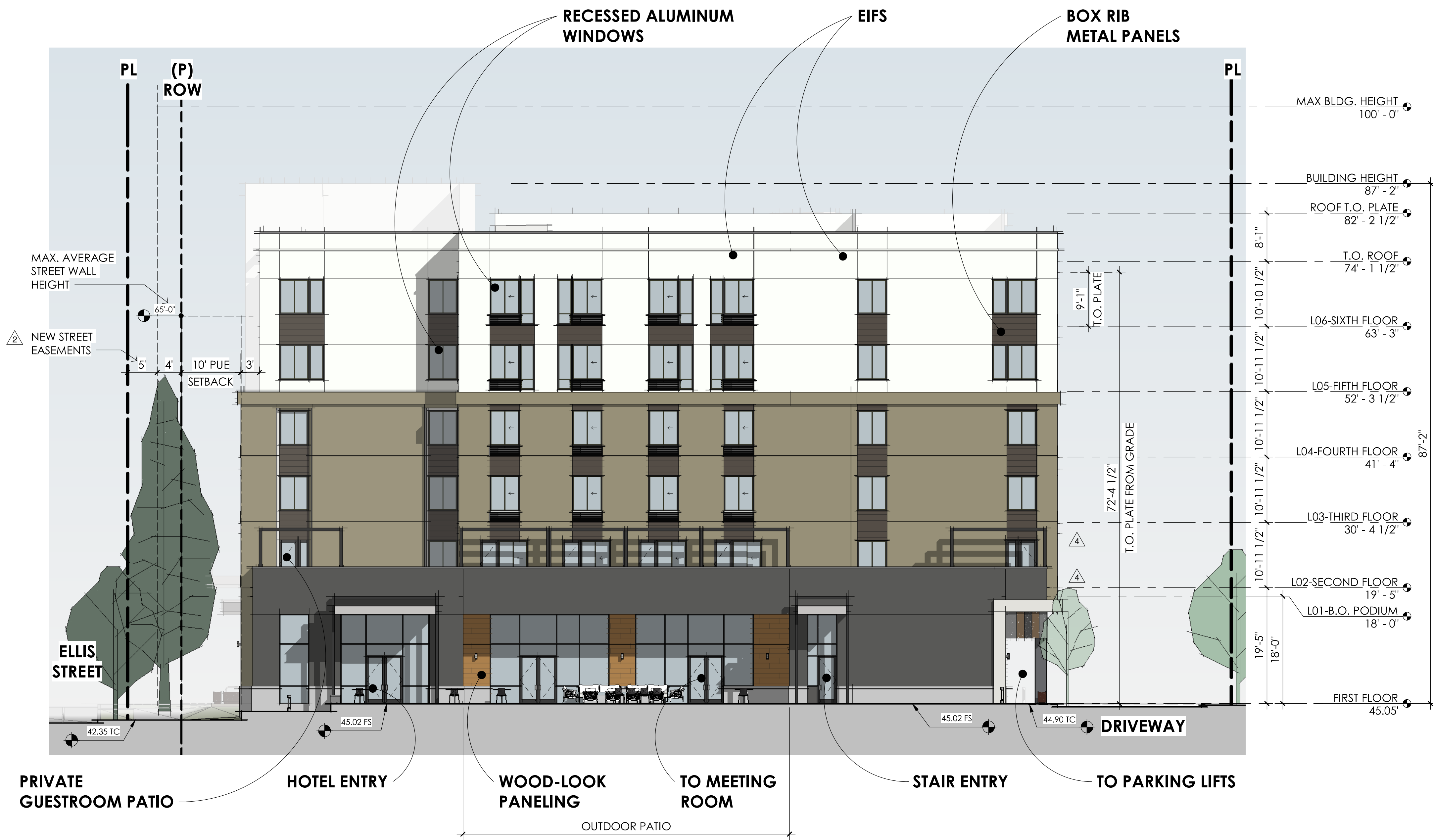
ADDRESS
1327 ARCHER STREET, STE. 220
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CONTACT
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STEPHEN A. RIGOR
ARCHITECT [CA] #C33672

500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA
BUILDING ELEVATIONS -
HOTEL

Date 09/22/2023
Scale 24x36: 3/32"=1'-0"
11x17: 3/64"=1'-0"
Sheet
A5.0

GENERAL NOTES

GRADES SHOWN ARE SCHEMATIC. SEE CIVIL DRAWINGS FOR DETAILED GRADES AND DRAINAGE.



HOTEL - NORTH ELEVATION (FACING PUBLIC PASEO & OFFICE) ⚠ ⚠ ⚠



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ARCHITECT [CA] #C33672

500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA
BUILDING ELEVATIONS -
HOTEL

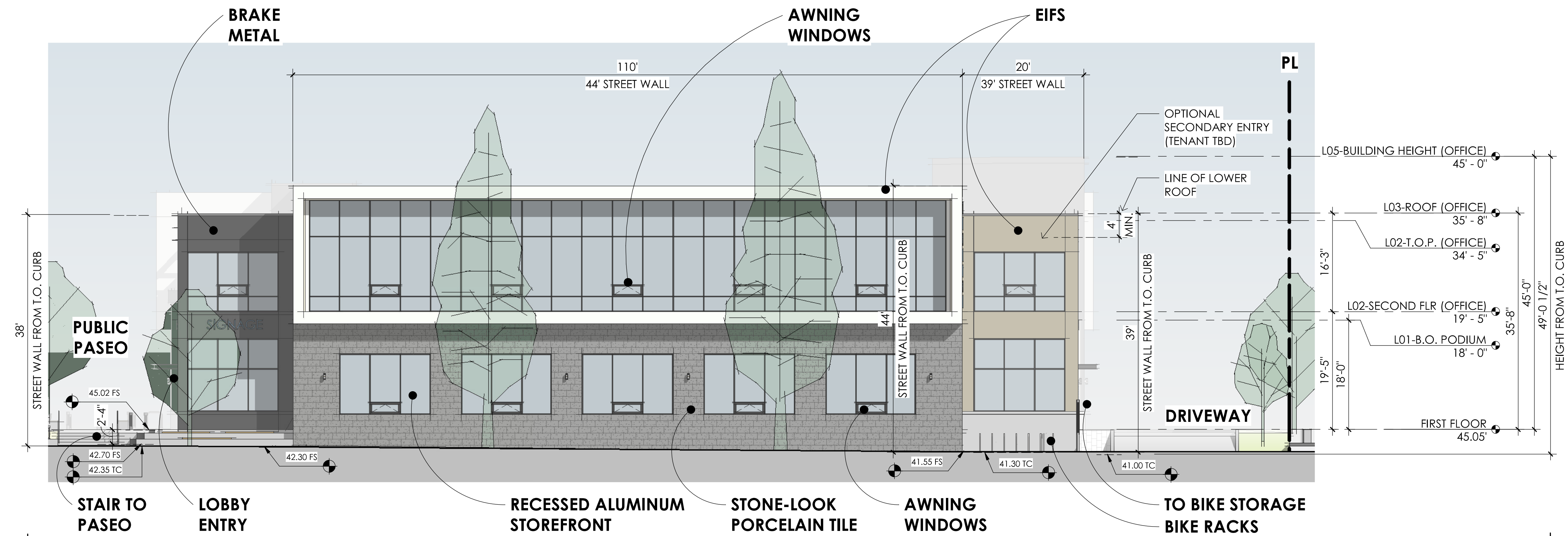
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11x17: 3/64"=1'-0"
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A5.1

GRADES SHOWN ARE SCHEMATIC. SEE CIVIL DRAWINGS FOR
DETAILED GRADES AND DRAINAGE.

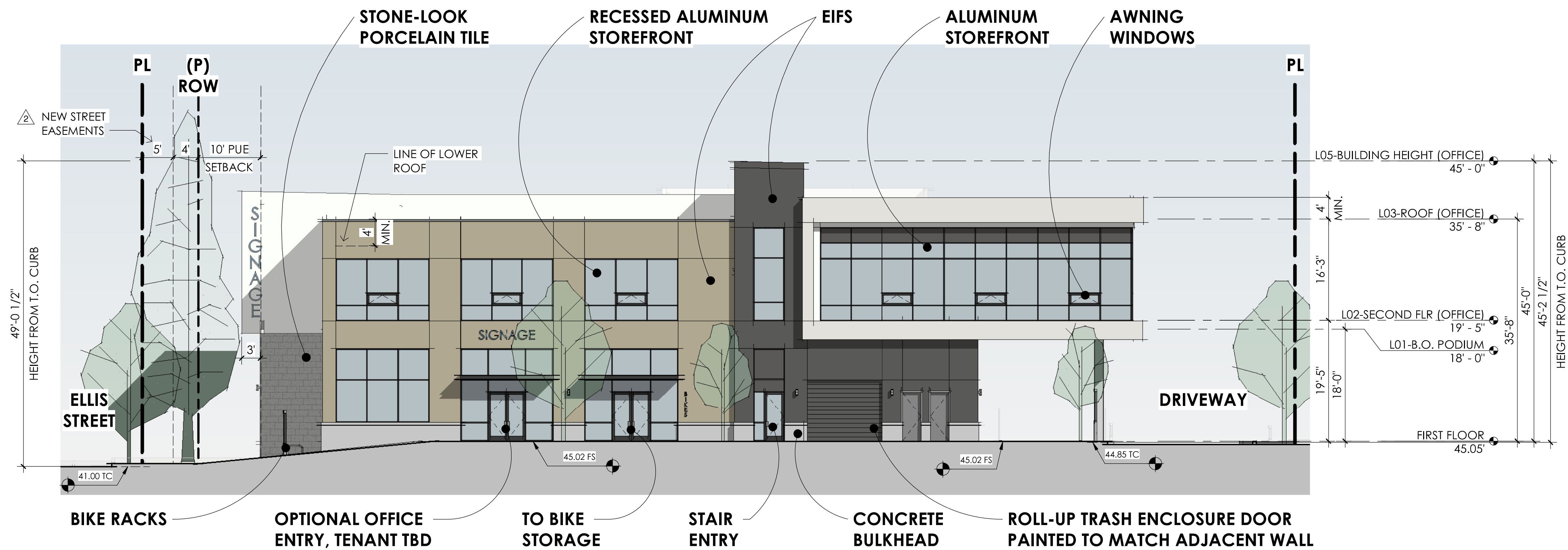


GRADES SHOWN ARE SCHEMATIC. SEE CIVIL DRAWINGS FOR
DETAILED GRADES AND DRAINAGE.





OFFICE - EAST ELEVATION (FACING ELLIS STREET) 1 2 3



OFFICE - NORTH ELEVATION (FACING 600 ELLIS STREET) 1 2 3

GENERAL NOTES

GRADES SHOWN ARE SCHEMATIC. SEE CIVIL DRAWINGS FOR DETAILED GRADES AND DRAINAGE.

ELLIS - STREET WALL CALC.

AVERAGE ELLIS - STREET WALL HEIGHT CALCULATION

MAX. AVERAGE STREET WALL HEIGHT 65'
 *NOTE: BUILDING WALLS WITHIN 50' OF KEY CORNERS ARE EXEMPT FROM THIS REQUIREMENT PER MOUNTAIN VIEW - EAST WHISMAN PRECISE PLAN, 3.5 EMPLOYMENT CHARACTER AREA STANDARDS

HOTEL:

TOTAL ELLIS STREET FRONTAGE* = 197'
 STREET WALL HEIGHT = 54'

OFFICE:

TOTAL ELLIS STREET FRONTAGE = 20' + 110' + 20' = 150'
 % OF FRONTAGE @ 38' HEIGHT 20' / 150' = 0.1333 (13.33%)
 % OF FRONTAGE @ 39' HEIGHT 20' / 150' = 0.1333 (13.33%)
 % OF FRONTAGE @ 44' HEIGHT 110' / 150' = 0.7333 (73.33%)
 AVERAGE = (0.1333 X 38') + (0.1333 X 39') + (0.7333 X 44')
 = 42.53' OR 43'



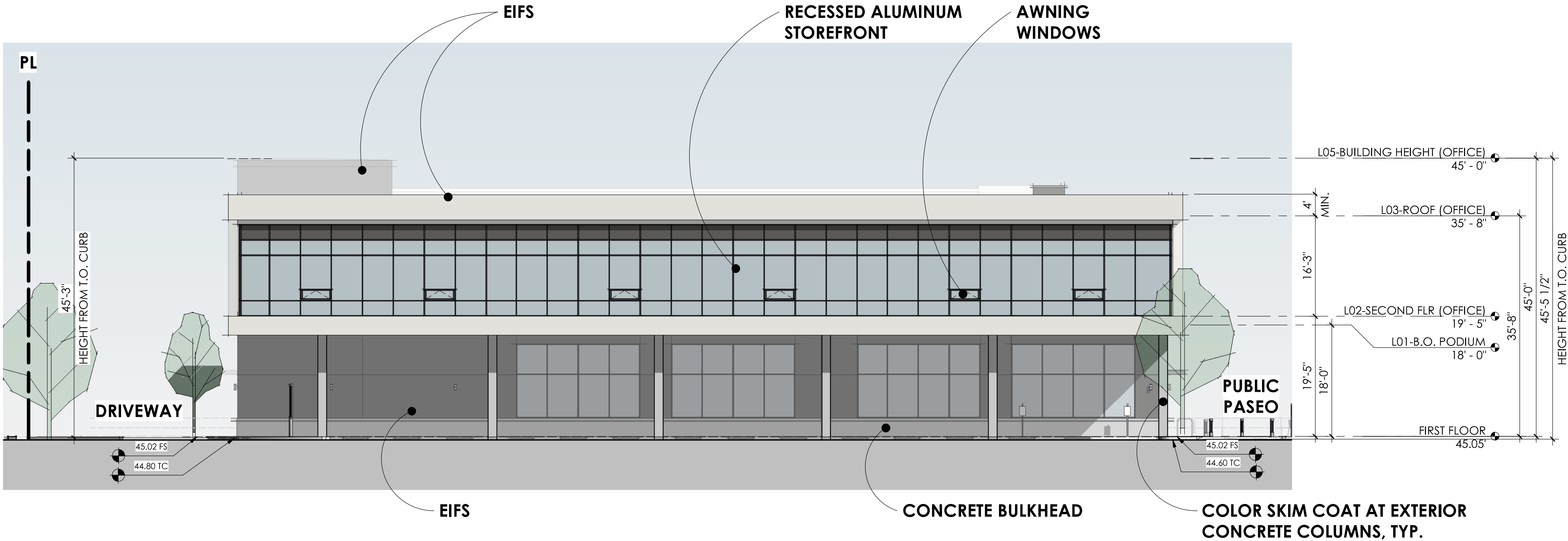
ADDRESS
 1327 ARCHER STREET, STE. 220
 SAN LUIS OBISPO, CA 93401
 CONTACT
 805.347.2240
 ARRIS-STUDIO.COM
 THOMAS E. JESS
 ARCHITECT (CA) #C27068
 STEPHEN A. RIGOR
 ARCHITECT (CA) #C33672

500 & 550 ELLIS ST.
 MOUNTAIN VIEW, CA
BUILDING ELEVATIONS -
OFFICE

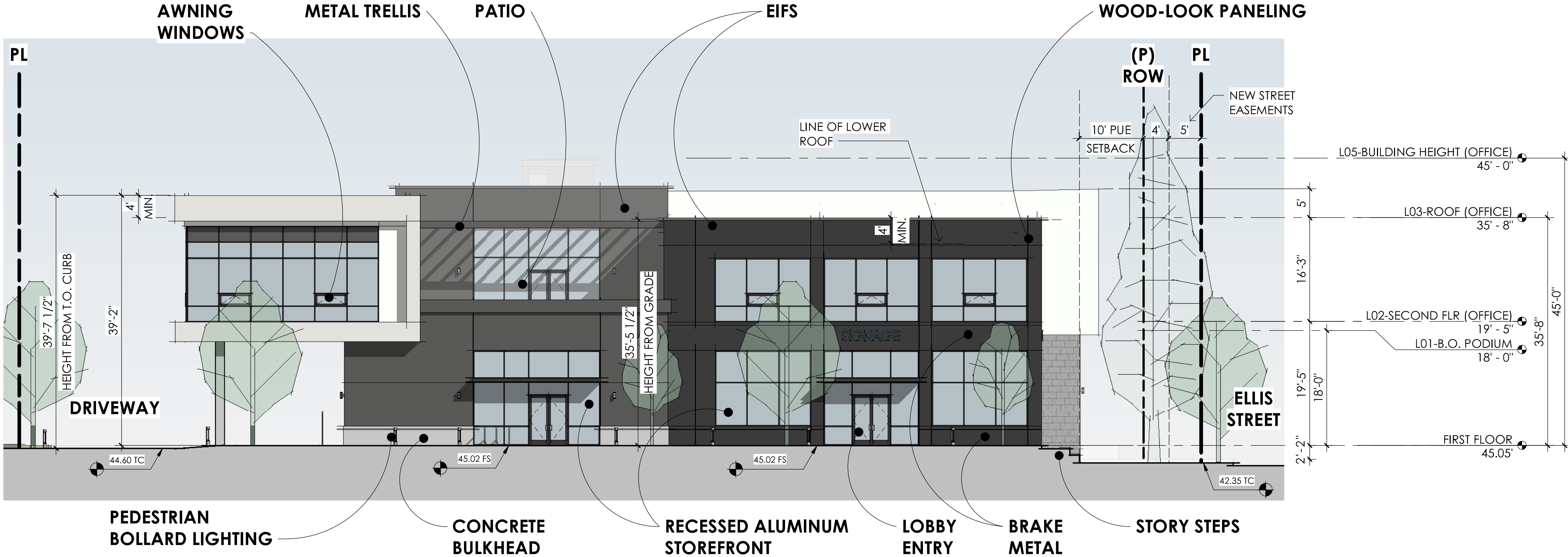
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 11x17: 3/64"=1'-0"
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A5.4

GENERAL NOTES

GRADES SHOWN ARE SCHEMATIC. SEE CIVIL DRAWINGS FOR DETAILED GRADES AND DRAINAGE.



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OFFICE - SOUTH ELEVATION (FACING PUBLIC PASEO & HOTEL) 1 2 3



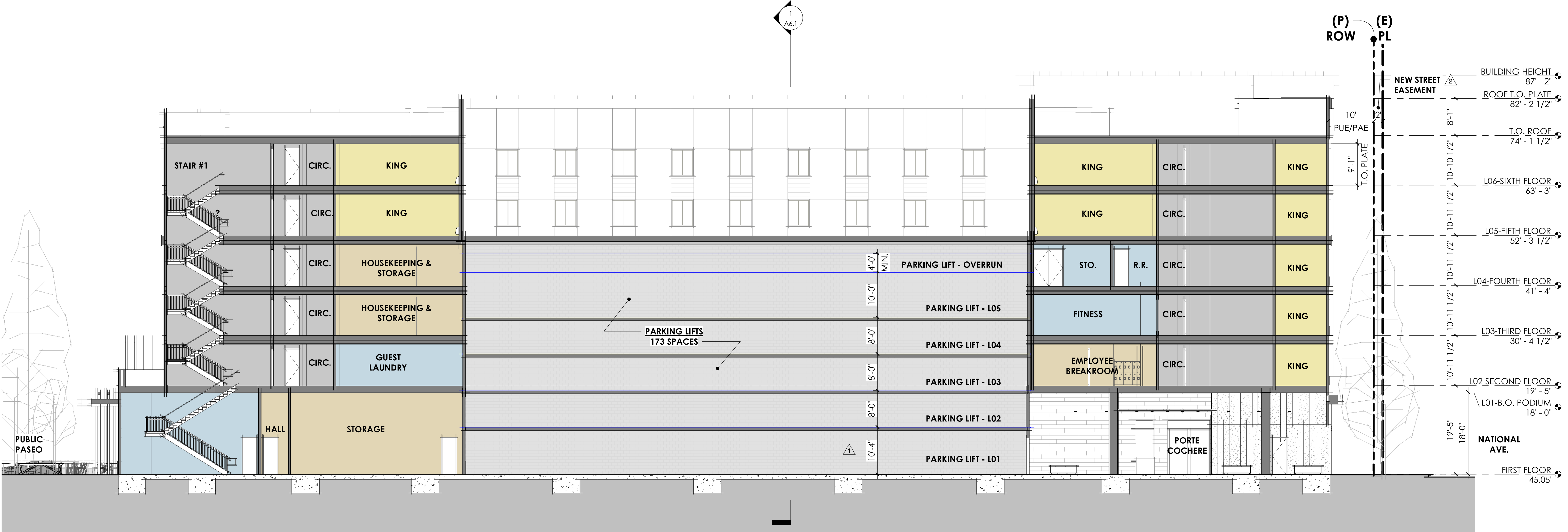
ADDRESS
1327 ARCHER STREET, STE. 220
SAN LUIS OBISPO, CA 93401
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MOUNTAIN VIEW, CA
BUILDING ELEVATIONS -
OFFICE

Date: 09/22/2023
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A5.5

GENERAL NOTES

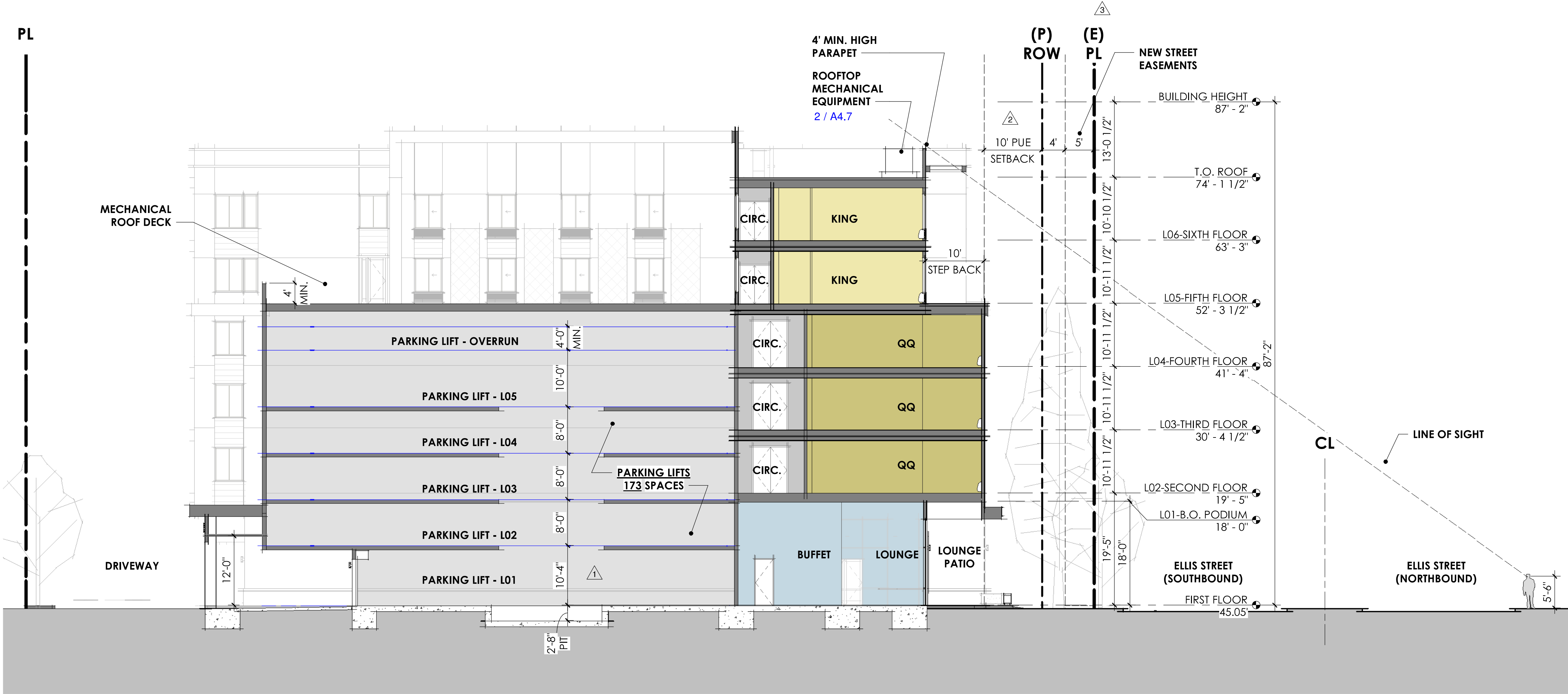
GRADES SHOWN ARE SCHEMATIC. SEE CIVIL DRAWINGS FOR DETAILED GRADES AND DRAINAGE.



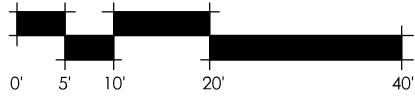
HOTEL - LONGITUDINAL SECTION

GENERAL NOTES

GRADES SHOWN ARE SCHEMATIC. SEE CIVIL DRAWINGS FOR DETAILED GRADES AND DRAINAGE.



HOTEL - CROSS SECTION



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STEPHEN A. RIGOR
ARCHITECT [CA] #C33672

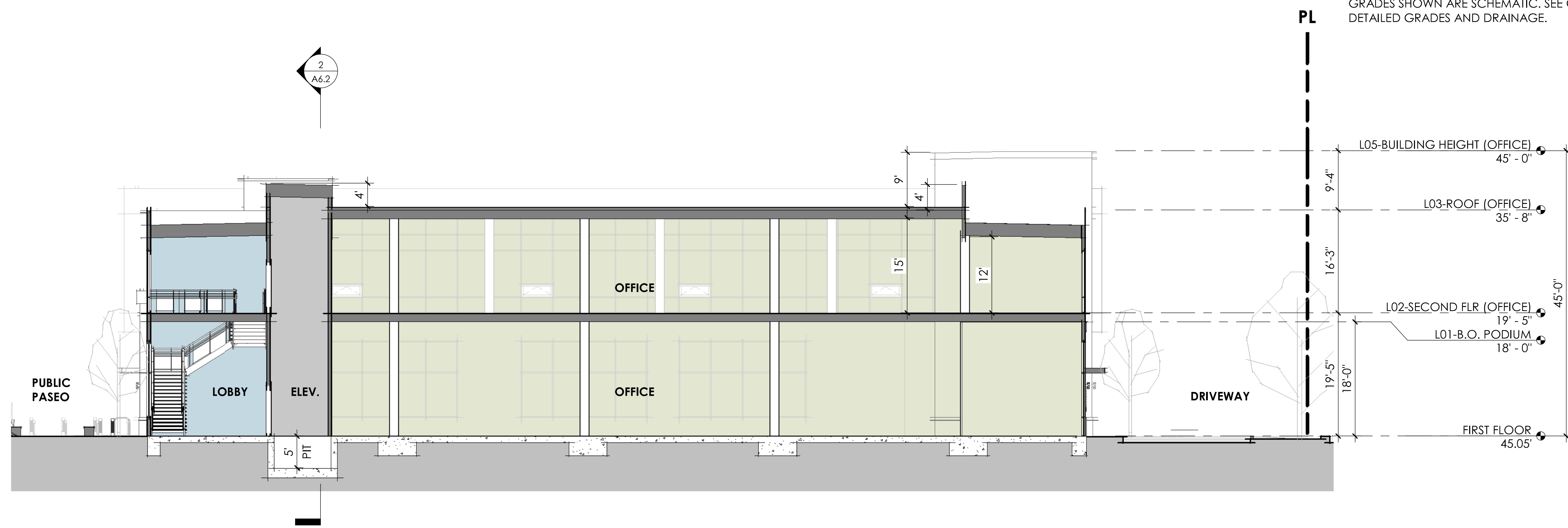
500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA
BUILDING SECTIONS -
HOTEL

Date: 09/22/2023
Scale:
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11x17: 3/64"=1'-0"
Sheet

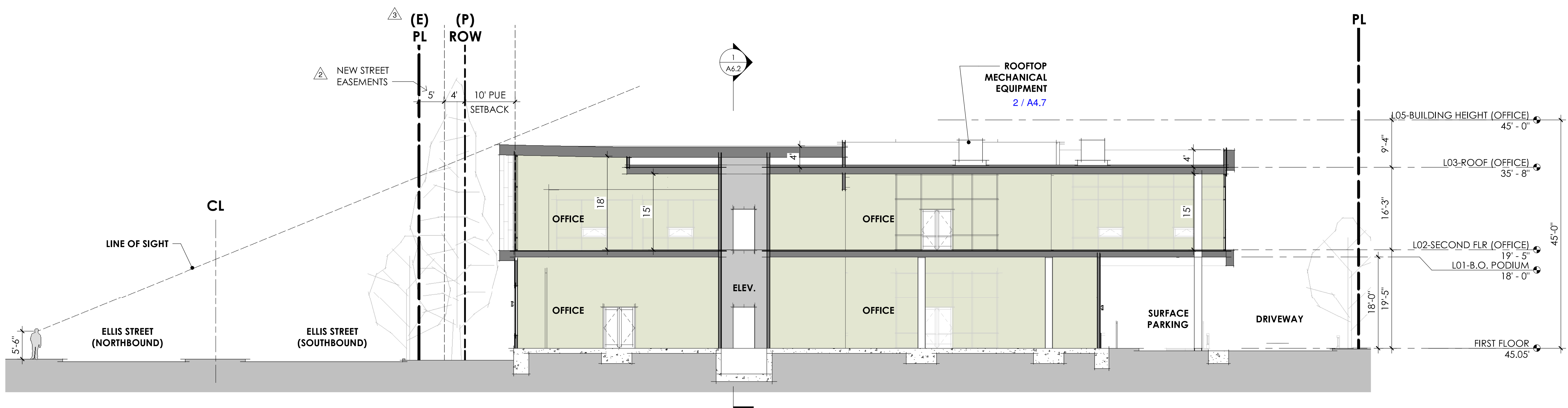
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GENERAL NOTES

GRADES SHOWN ARE SCHEMATIC. SEE CIVIL DRAWINGS FOR DETAILED GRADES AND DRAINAGE.



OFFICE - LONGITUDINAL SECTION



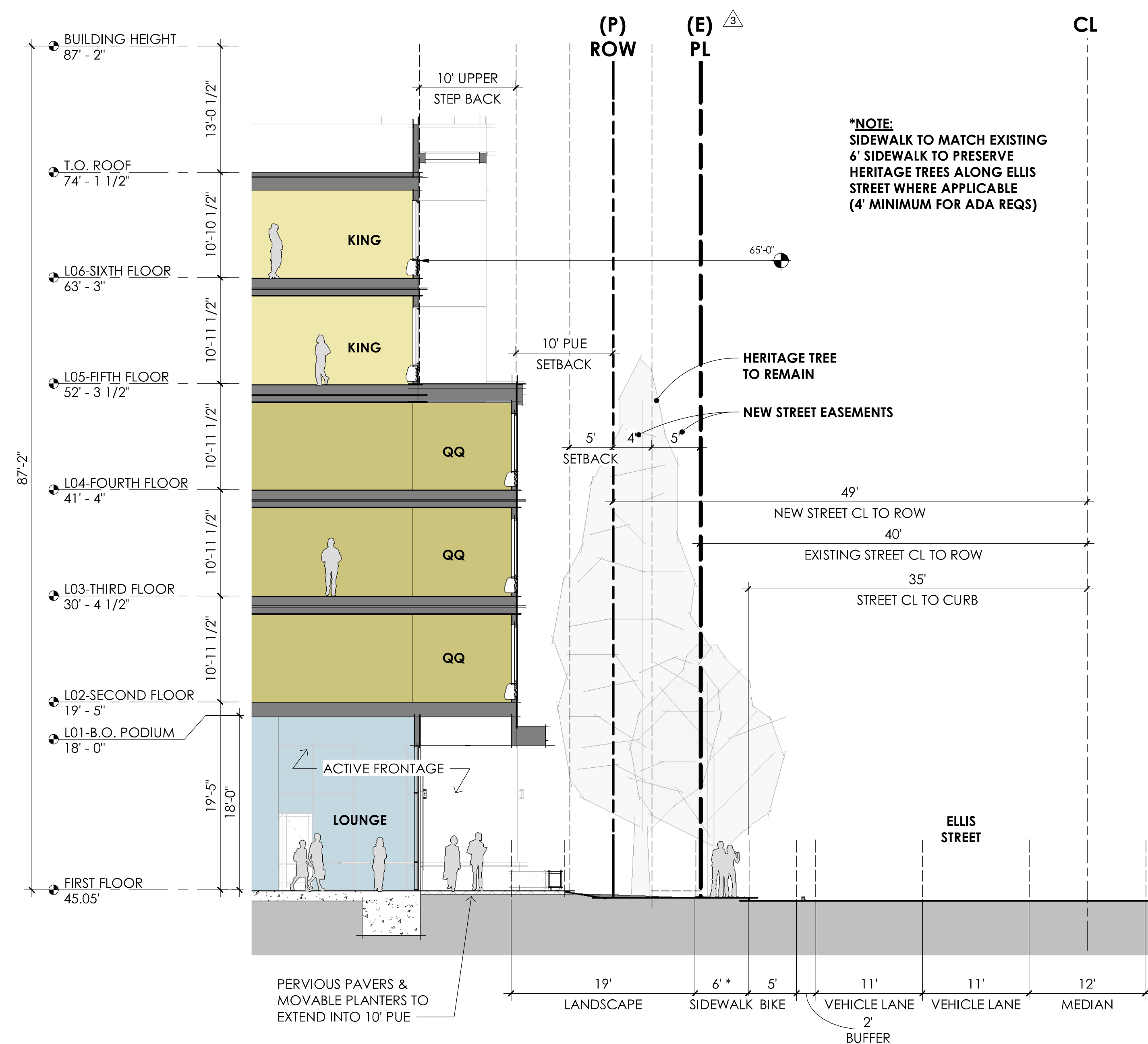
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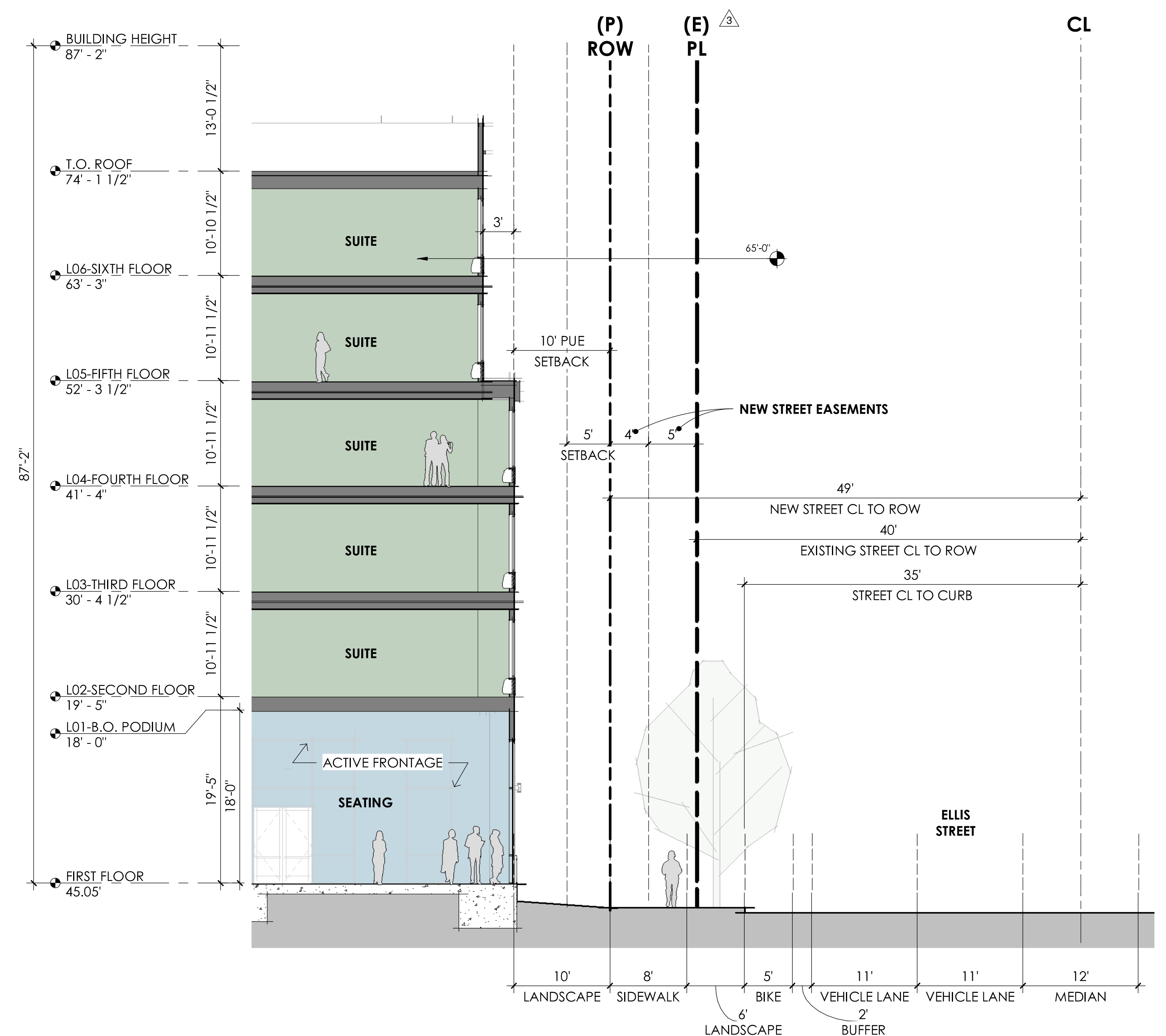
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CONTACT
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ARRIS-STUDIO.COM
THOMAS E. JESS
ARCHITECT [CA] #C27068
STEPHEN A. RIGOR
ARCHITECT [CA] #C33672

500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA
BUILDING SECTIONS -
OFFICE

Date: 09/22/2023
Scale:
24x36: 3/32"=1'-0"
11x17: 3/64"=1'-0"
Sheet
A6.2



ENLARGED ELLIS ST. CROSS SECTION @ HERITAGE TREE (HOTEL)



ENLARGED ELLIS ST. CROSS SECTION - PER EWPP (HOTEL)

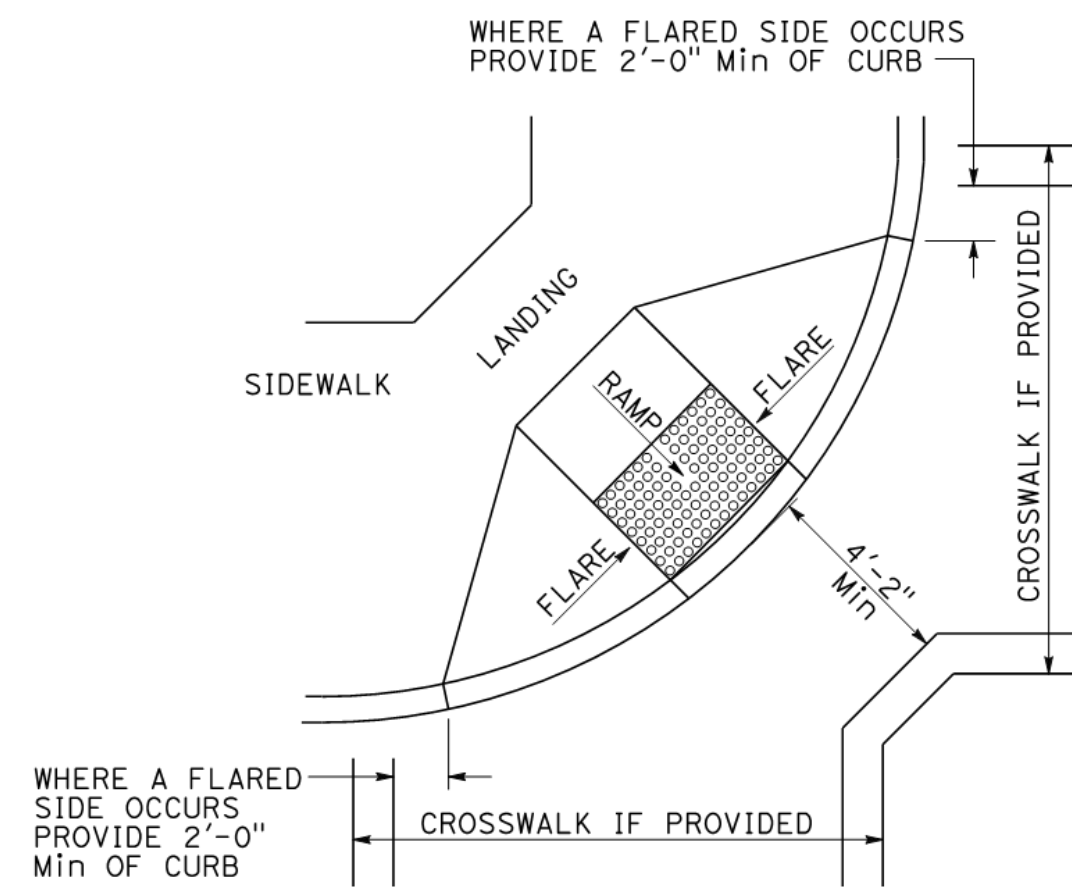


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STEPHEN A. RIGOR
ARCHITECT [CA] #C33672

500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA
**STREET CROSS SECTIONS &
DETAILS - ELLIS STREET**

Date: 09/22/2023
Scale:
24x36: 1/8"=1'-0"
11x17: 1/16"=1'-0"
Sheet

A6.3a



DETAIL B
TYPICAL ONE-RAMP
CORNER INSTALLATION
See Notes 1 and 3

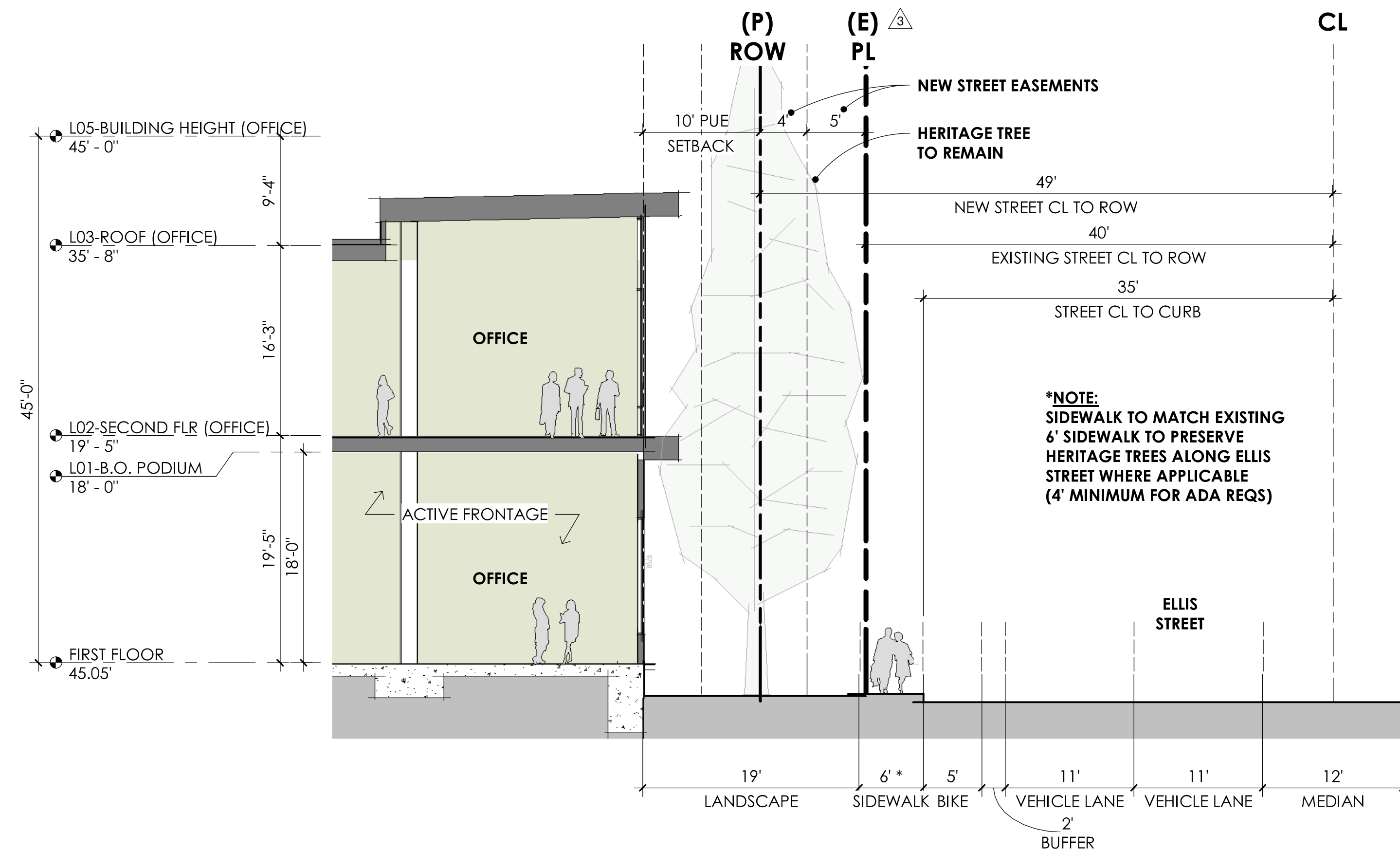
1	ADA CURB RAMP NOT TO SCALE
---	-------------------------------

Figure 24
Ellis Street

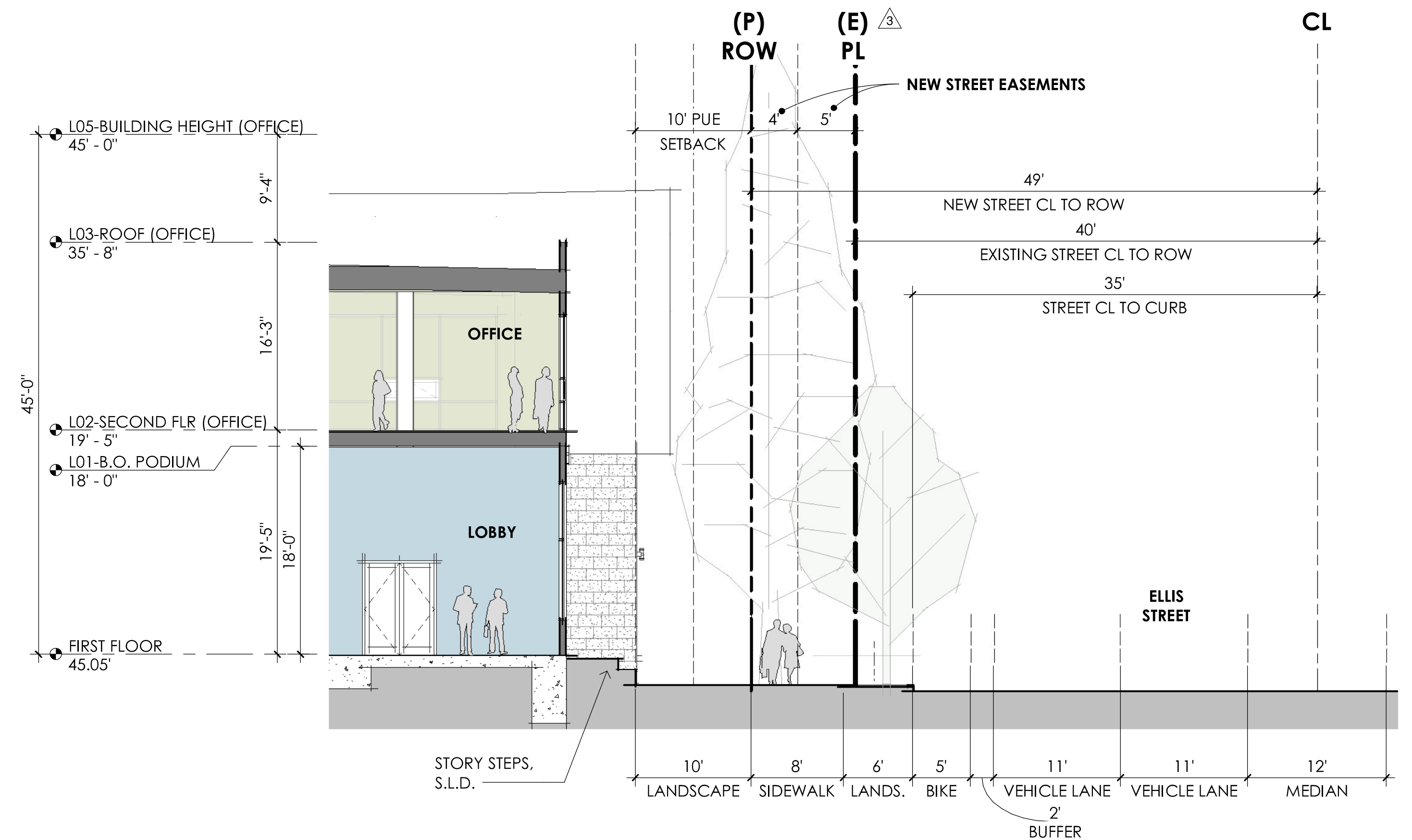


Setbacks depend on frontage type and character area. See Chapter 3.
A future configuration shall consider protection for the bicycle lane, for example with a barrier or separator, or by raising the bicycle lane.

ELLIS STREET LAYOUT PER EWPP



ENLARGED ELLIS ST. CROSS SECTION @ HERITAGE TREE (OFFICE)



ENLARGED ELLIS ST. CROSS SECTION - PER EWPP (OFFICE)



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ARCHITECT (CA) #C33672

500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA
STREET CROSS SECTIONS &
DETAILS - ELLIS STREET

Date: 09/22/2023
Scale:
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Sheet

A6.3b

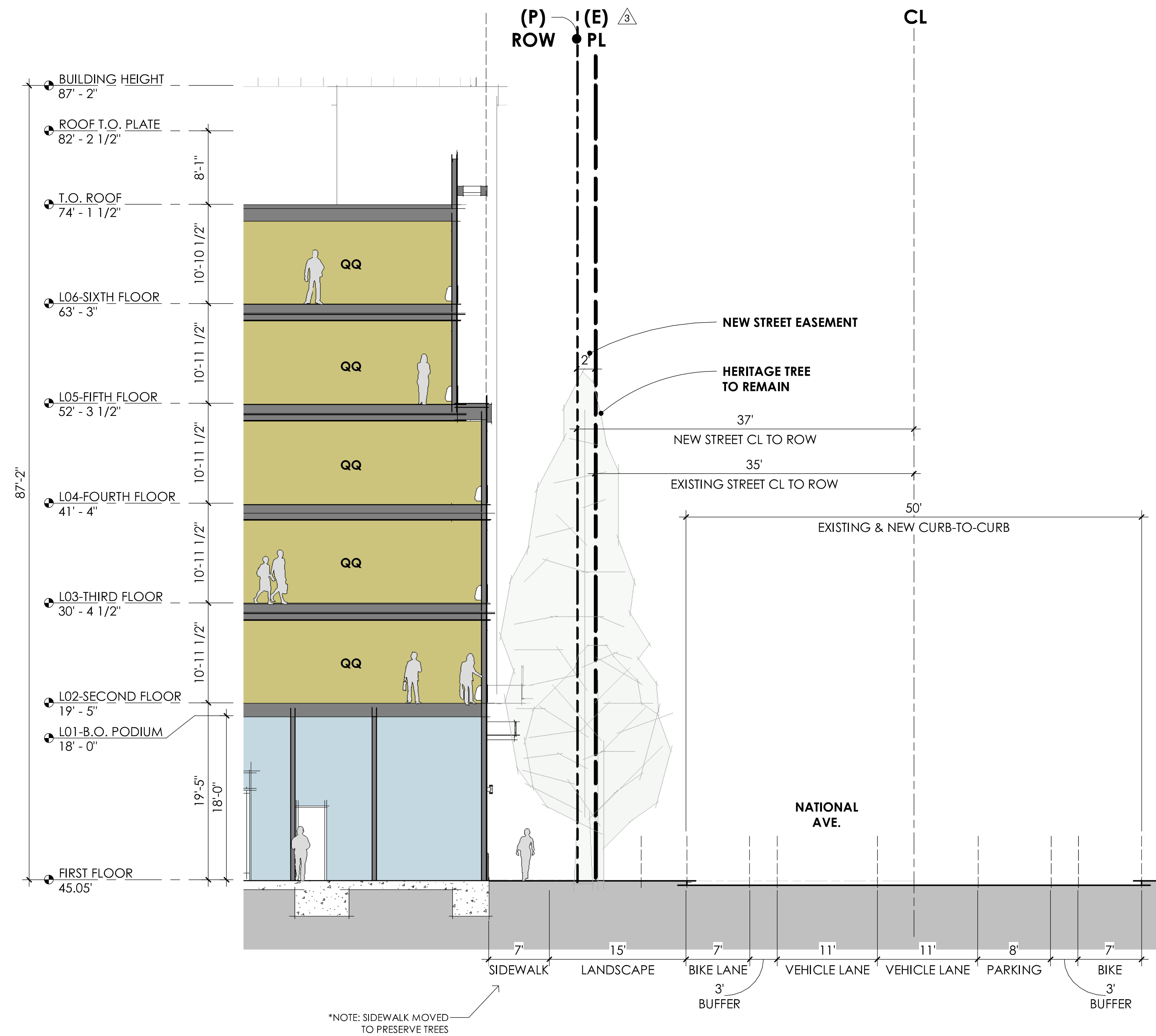
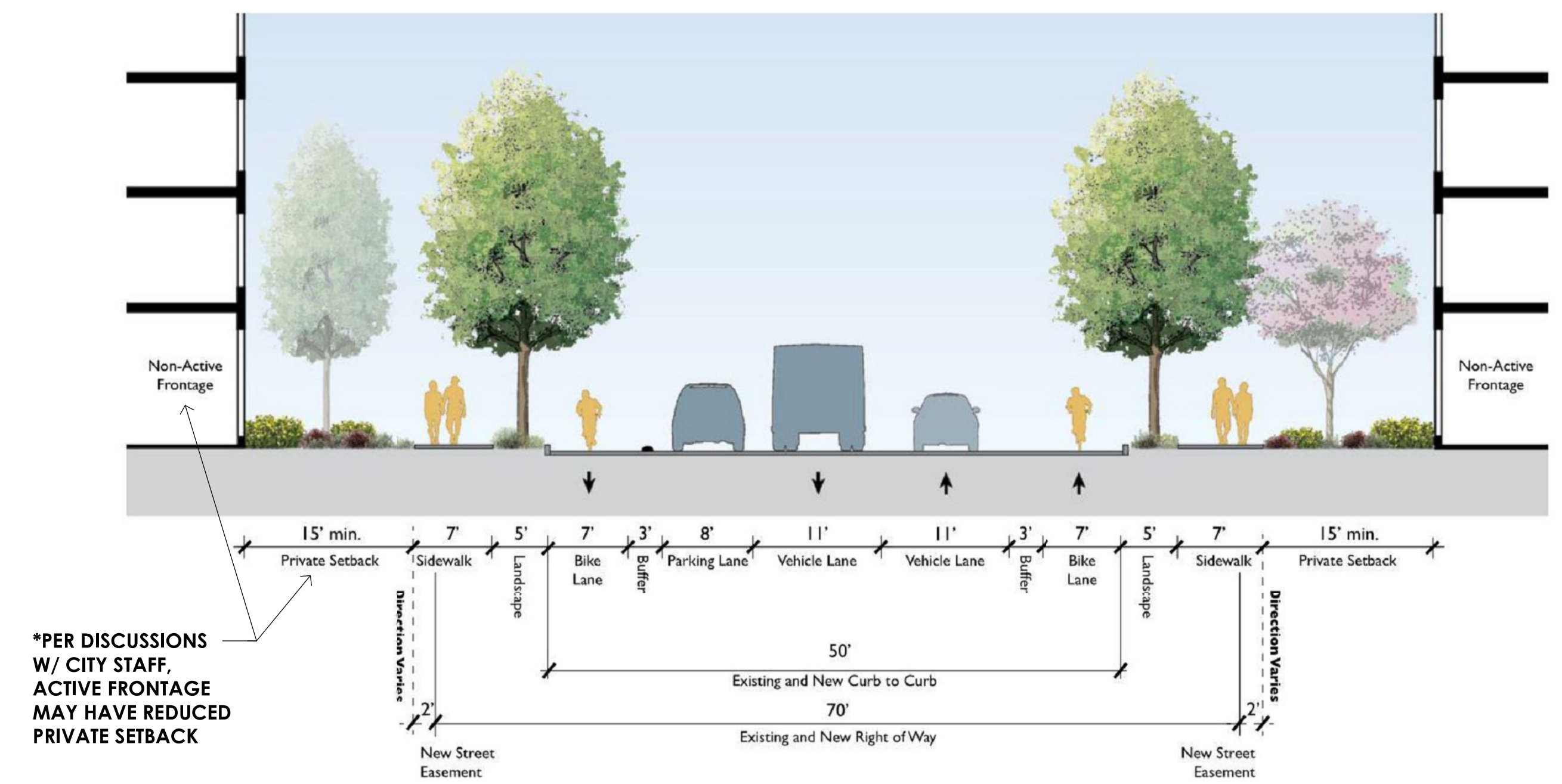


Figure 28
National Avenue, Clyde-Logue Avenue Connection (Street D) and Future restriping of Clyde, Maude, and Logue Avenues (Direction varies)



Setbacks depend on frontage type and character area. See Chapter 3.

PROPOSED ENLARGED NATIONAL AVE. CROSS SECTION (HOTEL)

NATIONAL AVE STREET LAYOUT PER EWPP

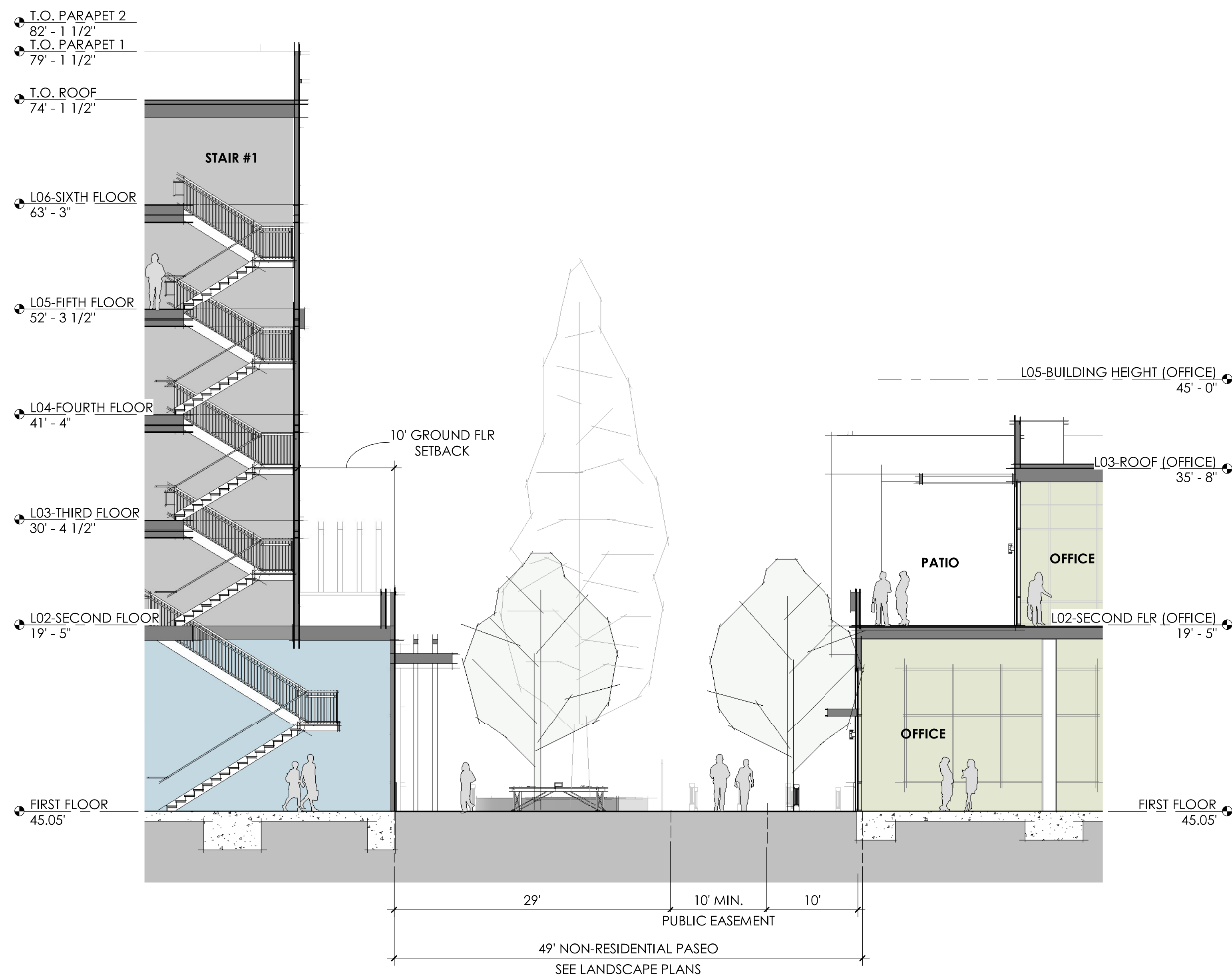


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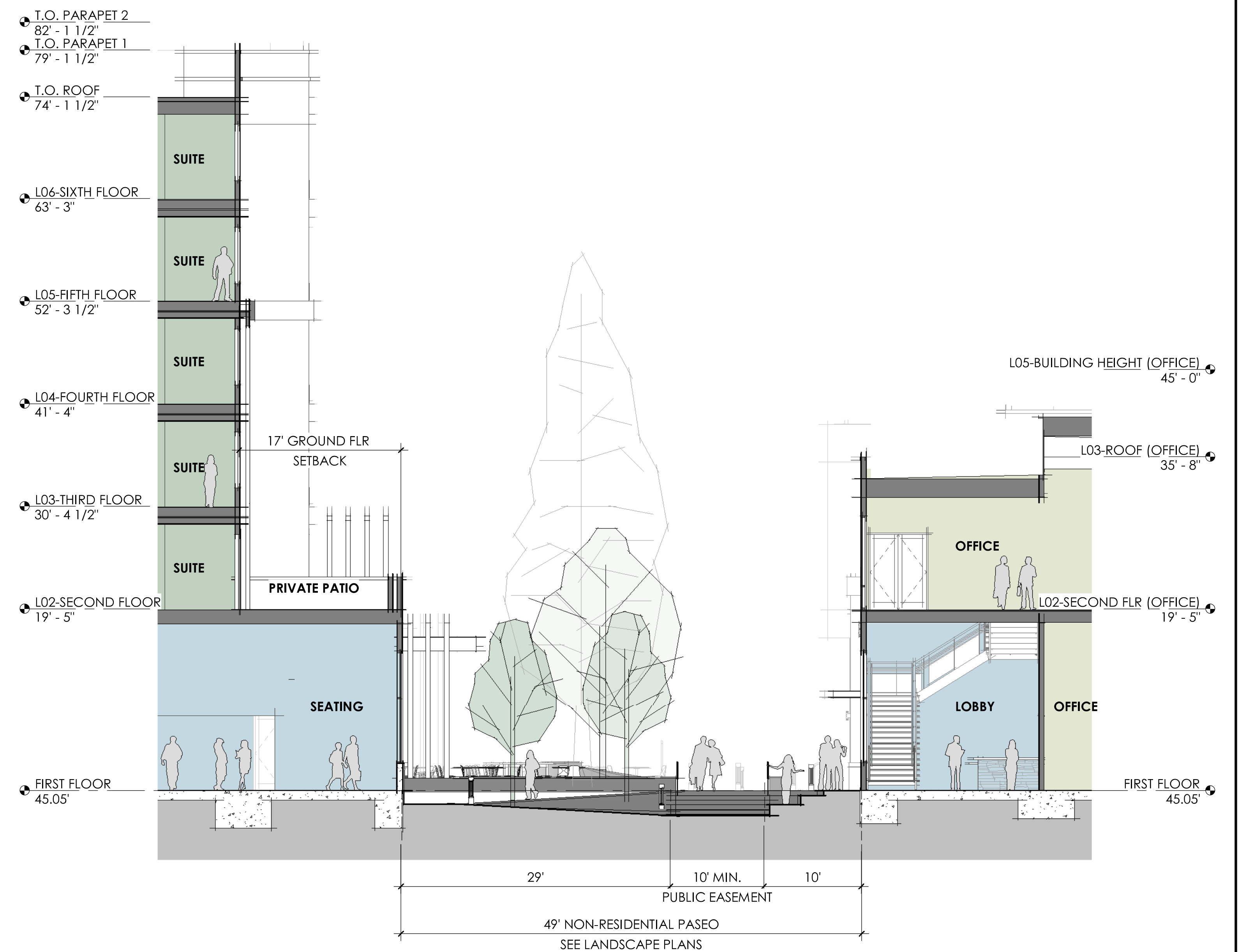
500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA
**STREET CROSS SECTIONS &
DETAILS - NATIONAL AVE**

Date: 09/22/2023
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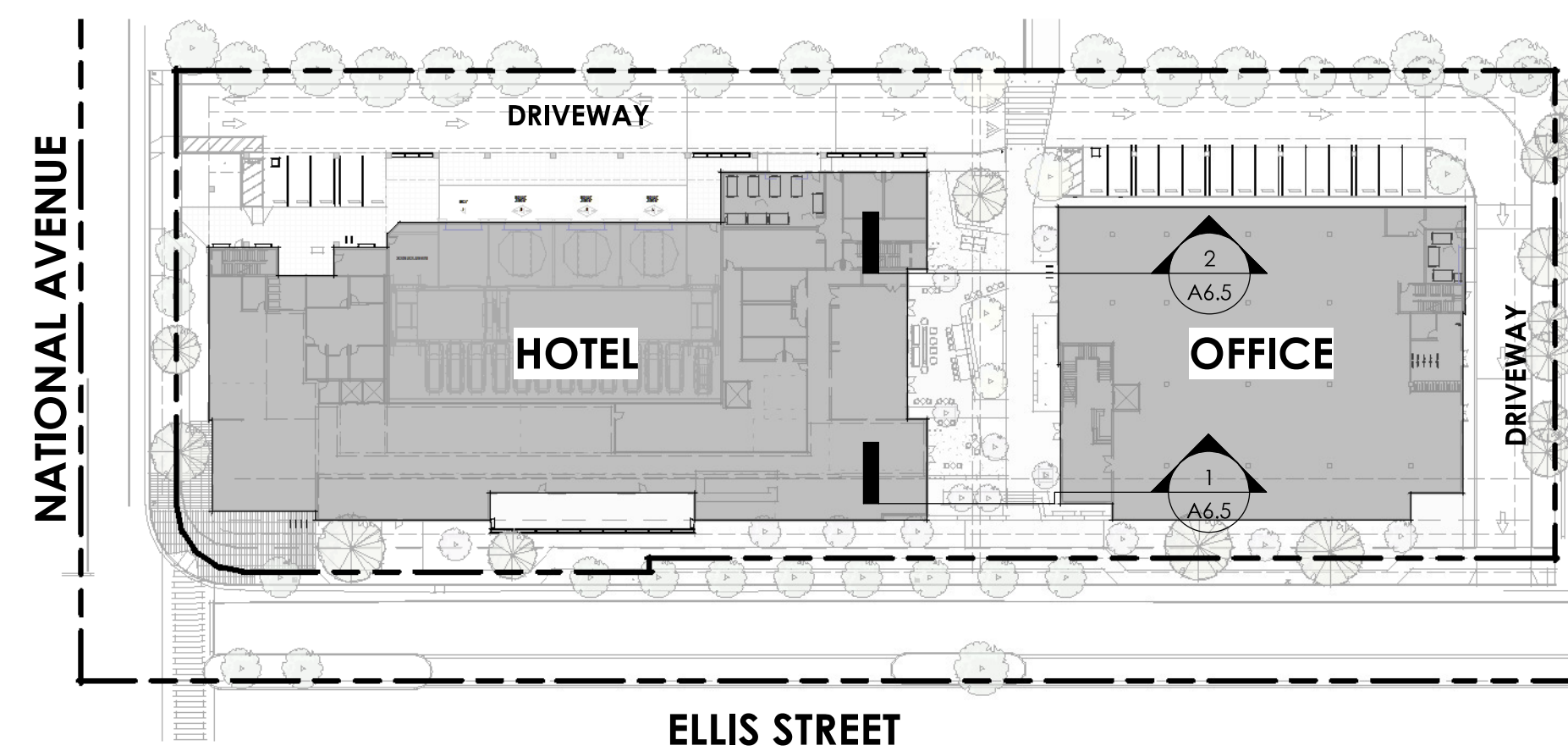
A6.4



ENLARGED PASEO CROSS SECTION @ STAIR & PATIO



ENLARGED PASEO CROSS SECTION @ LOBBY



KEY PLAN



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 STEPHEN A. RIGOR
 ARCHITECT [CA# RC33672]

500 & 550 ELLIS ST.
 MOUNTAIN VIEW, CA
PASEO CROSS SECTIONS

Date: 09/22/2023
 Scale: 24x36:
 11x17:
 Sheet
A6.5

UTRON AUTOMATED PARKING SYSTEM

THE AUTOMATED PARKING SYSTEM IS PROPOSED AS A "LISTED" APPROVED PIECE OF EQUIPMENT. THE SYSTEM WORKS WITH A COMBINATION OF CONVEYANCE DEVICES, SOFTWARE TECHNOLOGY, AND A MOBILE APP FOR THE BEST USER EXPERIENCE. THE SYSTEM CONSISTS OF AN ARRAY OF ELECTRO-MECHANICAL INFRASTRUCTURE AND COMPUTER-CONTROLLED ROBOTS. THE CONVEYING DEVICES ARE CAPABLE OF VERTICAL AND HORIZONTAL MOVEMENT AND USED TO STORE/RETRIEVE VEHICLES TO/FROM AVAILABLE MULTI-DEPTH PARKING POSITIONS WITHOUT HUMAN INTERVENTION.

THE SYSTEM CHARACTERISTICS ARE:

- ELECTRO-MECHANICAL CONVEYING DEVICES
- ENCLOSED STRUCTURE, SINGLE-LEVEL OR MULTI-LEVEL STRUCTURE
- MULTIDIMENSIONAL/MULTIDIRECTIONAL/MULTI-DEPTH MOVEMENTS
- ENTRY/EXIT BAY ROOMS

NO HUMANS WALK INSIDE THE AUTOMATED PARKING GARAGE OR DRIVE VEHICLES WITHIN THE STRUCTURE. THAT ENABLES HIGH-DENSITY PARKING AND EFFICIENT LAND-USE. WITH NO RAMPS, TURNING RADII, OR PEDESTRIAN WALKWAYS NEEDED, THE SYSTEM UTILIZES THE STRUCTURE EFFICIENTLY AND FREE UP VALUABLE SPACE FOR MORE UNITS OR AMENITIES.

IN MANY PROJECTS, IMPLEMENTING OUR AUTOMATED PARKING SYSTEM RESULTED IN SAVING 50% OF THE REQUIRED SPACE, COMPARED TO CONVENTIONAL PARKING.

PARKING

1. THE DRIVER APPROACHES THE BAY WITH THE CAR AND STOPS AT THE MARKED SIGN. A ROLLING DOOR OPENS AND THE USER DRIVES THE CAR INTO THE BAY WHERE IT IS MEASURED BY SENSORS AND GUIDED TO THE CORRECT POSITION BY INSTRUCTIONS ON A SCREEN IN FRONT OF THE DRIVER. WHEN THE CAR IS CORRECTLY POSITIONED, THE DRIVER GETS AN ON-SCREEN APPROVAL THAT THE CAR IS READY TO BE PARKED.

2. THE DRIVER THEN EXITS THE CAR AND LOCKS IT, LEAVES THE BAY ROOM AND GOES TO THE KIOSK TO COMPLETE THE PARKING PROCEDURE. THE PARKING PROCESS IS INITIATED USING THE U-TRON MOBILE APP OR AT THE KIOSK PAYMENT MACHINE WITH CARD SWIPE OR BY PULLING A PAY TICKET.

3. WHEN THE REQUEST AT THE APP/KIOSK IS COMPLETE, THE BAY DOOR CLOSES, AND SENSORS SWEEP THE ROOM TO DETECT THAT THERE IS NO MOVEMENT OUTSIDE THE CAR. ACCORDING TO THE CAR'S DIMENSIONS, A SHUTTLE SYSTEM RETRIEVES THE CAR FROM THE BAY AND STORES IT IN A SUITABLE PLACE.

4. THE BAY ROOM IS NOW READY FOR ANOTHER CAR TO BE PARKED, OR FOR A CAR TO BE RETRIEVED FROM STORAGE.

RETRIEVAL

1. THE DRIVER USES THE APP OR SWIPES A PERSONAL CARD AT THE KIOSK PAYMENT MACHINE (OR PAYS THE PARKING FEE), WHICH TRIGGERS A REQUEST TO RETRIEVE THE CAR.

THE KIOSK SCREEN DISPLAYS THE CURRENT REQUEST IN THE QUEUE, TOGETHER WITH REQUESTS FROM OTHER DRIVERS.

THE AUTOMATED SHUTTLE SYSTEM RETRIEVES THE CAR FROM STORAGE AND DELIVERS IT TO AN EMPTY BAY ROOM.

THE SCREEN NOW SHOWS THE BAY ROOM IN WHICH THE RETRIEVED CAR WILL BE DELIVERED.

THE DESIGNATED BAY ROOM DOOR OPENS WITH THE CAR FACING OUT AND READY TO GO. ALL THE USER NEEDS TO DO IS GET IN AND DRIVE STRAIGHT OUT.



The Smart Charger

Electrical Vehicle (EV) Charging solution achieves more charging using less infrastructure

- Smart queue management
- Complete Process from plug to payment
- Compatibility with the 3 most common plugs for EV charging
- Integration with the U-tron revenue control system
- Power consumption data and analytics



AUTOMATED EV CHARGING

THE AUTOMATED PARKING STRUCTURE CAN CHARGE AND SHUFFLE CARS WITHOUT THE PRESENCE OF A DRIVER/KEYS, AUTOMATICALLY PLUGGING/UNPLUGGING VEHICLES USING A ROBOTIC ARM WITH A GRIPPER (SIMILAR TO CAR MANUFACTURING PRODUCTION LINES).

UTRON TYPICALLY UTILIZES ALL DC FAST CHARGERS, WHICH ARE ABLE TO CHARGE ELECTRIC VEHICLES FROM 20% TO 80% IN UNDER AN HOUR, COMPARED TO AN AC LEVEL 2 CHARGER, WHICH WOULD TAKE 6 TO 8 HOURS TO ACHIEVE THE SAME. BASED ON THIS, OTHER JURISDICTIONS HAVE RECOGNIZED A CREDIT RATIO OF (1) DC FAST CHARGER TO (6) AC LEVEL 2 CHARGERS.

TO MEET THE EV CHARGING REQUIREMENTS SET FORTH IN THE CITY OF MOUNTAIN VIEW REACH CODE, THE PROJECT PROPOSES (7) LEVEL 3/ DC FAST CHARGERS ASSUMING (5) ADDITIONAL DC FAST CHARGERS ARE EQUIVALENT TO (30) AC LEVEL 2 CHARGERS. PER PARKING CALCULATIONS ON SHEET A0.1., (28) AC LEVEL 2 CHARGERS AND (2) DC FAST CHARGERS ARE REQUIRED, WITH THE REMAINDER OF SPACES EV READY.

5 DC FAST CHARGERS X 6 AC CHARGERS = 30 AC CHARGERS
1 DC FAST CHARGER

PARKING LIFT INFORMATION



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STEPHEN A. RIGOR
ARCHITECT (CA) #C33672

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PARKING LIFT
INFORMATION

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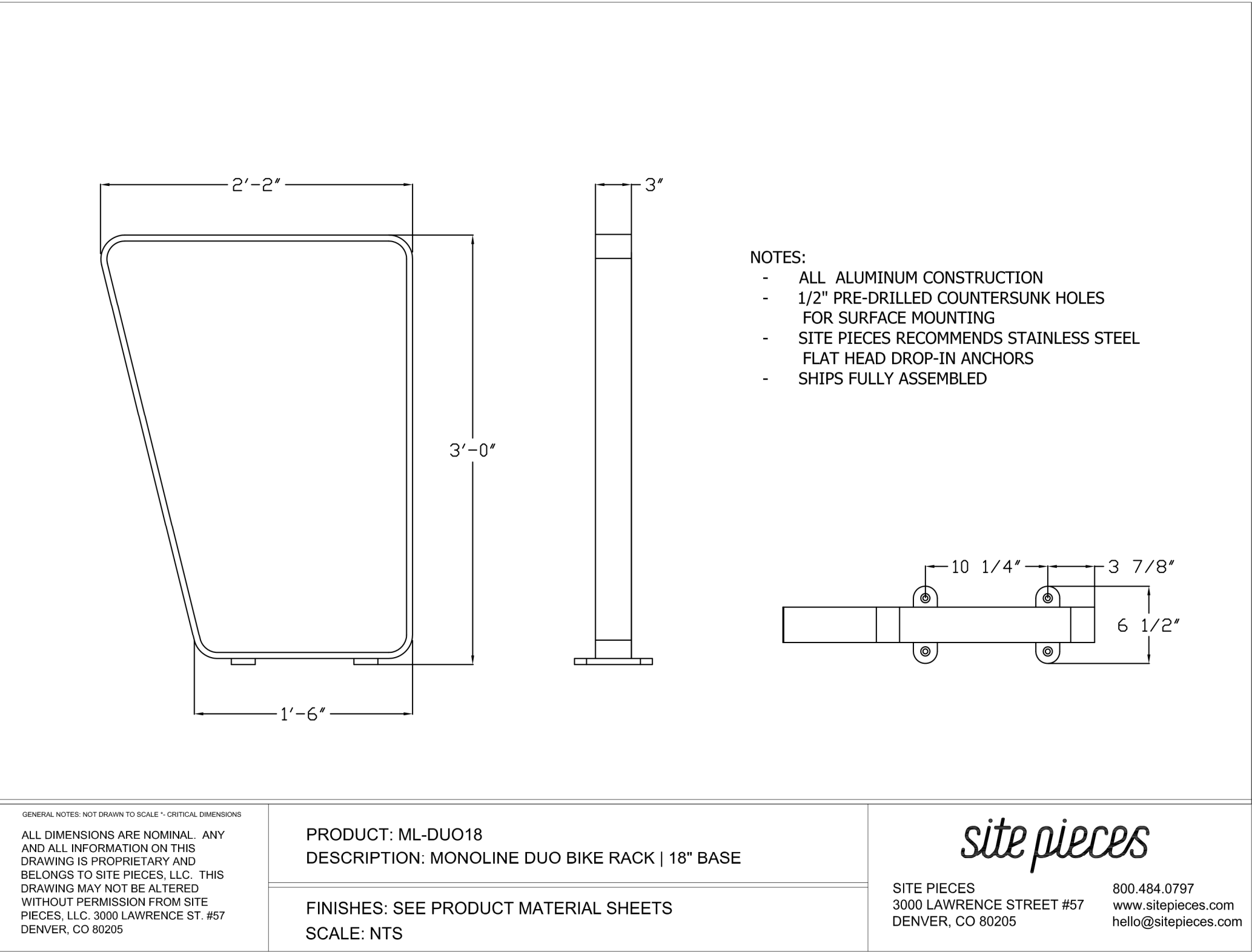
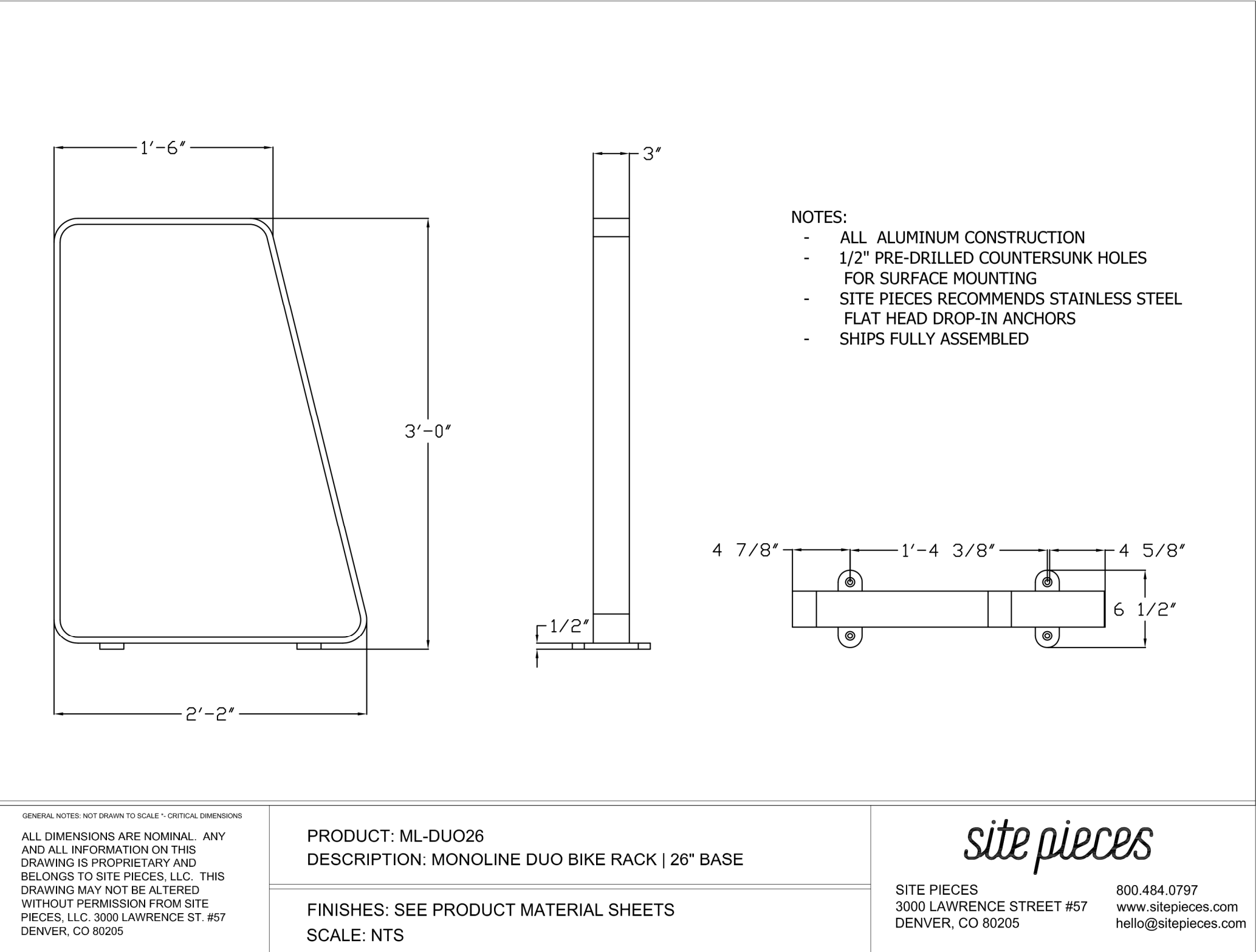
MONOLINE DUO BIKE RACK

The Duo Bike Rack, with its mirrored forms, provides designers the opportunity to mix things up and create their own sequence of bike racks or use them as a pedestrian barrier to busy streets.

- all aluminum frame construction
- powder coated finish
- surface mount + in-ground mount options
- countersunk holes for surface mounting
- two-bike capacity

product:	base length:	width:	height:
ML-DUO26	26"	3"	36"
ML-DUO18	18"	3"	36"

NOTE: please add "-IG" at the end of product number to specify the in-ground mount option



FEATURES

- Custom fabricated for each application
- Vertical supports & horizontal caps are welded together for industry's only structural picture frame design
- Customizable visibility & ventilation
- Industry's only blasted & powder coated finish
- Every system is shop assembled & packaged
- Systems follow core engineering principles
- Professional grade door hardware incorporated

SPECIFICATIONS

Material: Aluminum
Louver dimensions: 1/8" x 3"
Installed louver profile: 2" x 2.873"
Louver spacing o.c.: 2.65"
Visibility: 100% direct visual screening
Openness: 64%
Vertical supports: 3" x 3" x 1/4" angles
Top Cap: 3" x 3" x 1/4" angle
Bottom Cap: 3" x 3" x 1/4" angle
Intermediate supports: 2" x 1/4" flat bar
Not to exceed 24" o.c.
Structure: PalmSHIELD exclusive fully framed
Panel width: Unlimited - Standard is 48" to 60"
Panel height: Unlimited - Standard is up to 12'

WHY PALMSHIELD?
PalmSHIELD is the only louver manufacturer providing a structural picture frame design to fully enclose each panel for your rooftop screen or mechanical equipment screen. This allows our louvered panels great flexibility in spanning considerable widths and heights.

12330 CARY CIRCLE LA VISTA, NE 68128

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PALMSHIELDLOUVERS.COM

OUTDOOR BIKE RACKS

MECHANICAL SCREENING

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STUDIO ARCHITECTS

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CONTACT
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ARRIS-STUDIO.COM

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ARCHITECT [CA] #C33672

500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA

SITE DETAILS

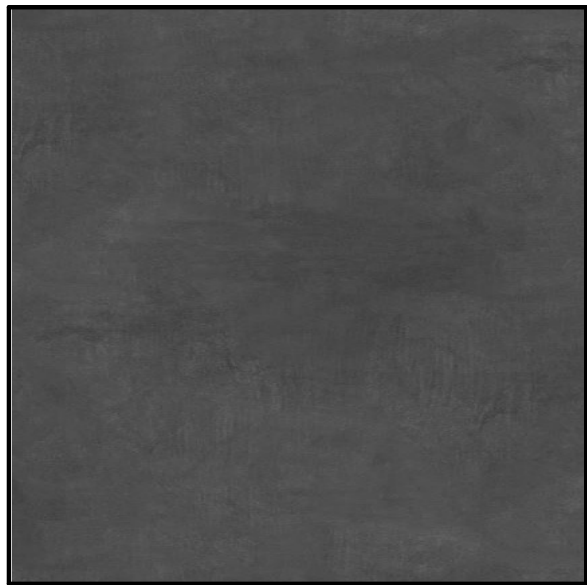
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A6.7

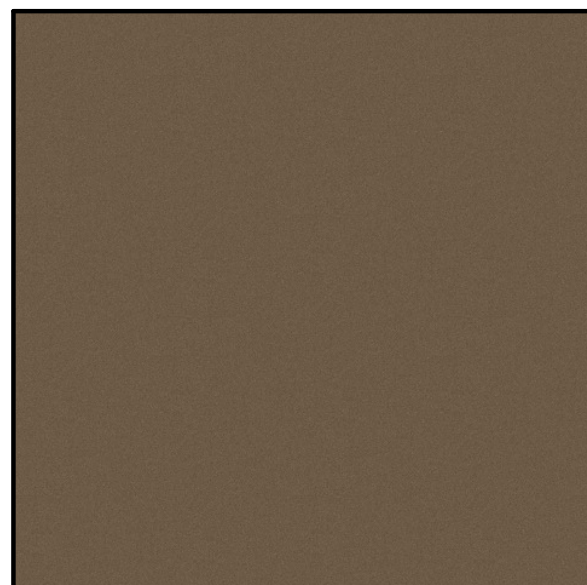
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TRESPA
METEON, NATURALS
"CASTED GREY"



H-2: HPL PANEL
TRESPA
METEON, NATURALS
"NATURAL SLATE", MATT-ROCK



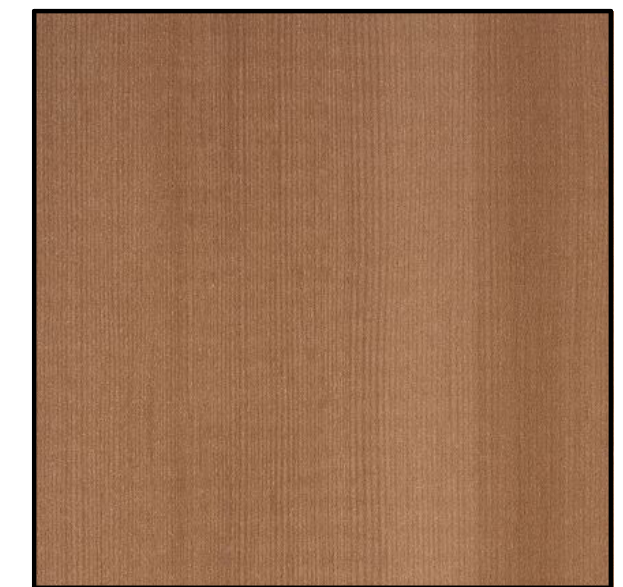
H-3: HPL PANEL
TRESPA
METEON, LUMEN
"ROMAN BRONZE"



A-1: WINDOWS, DOORS & BRAKE METAL
ANODIZED ALUMINUM
DARK BRONZE



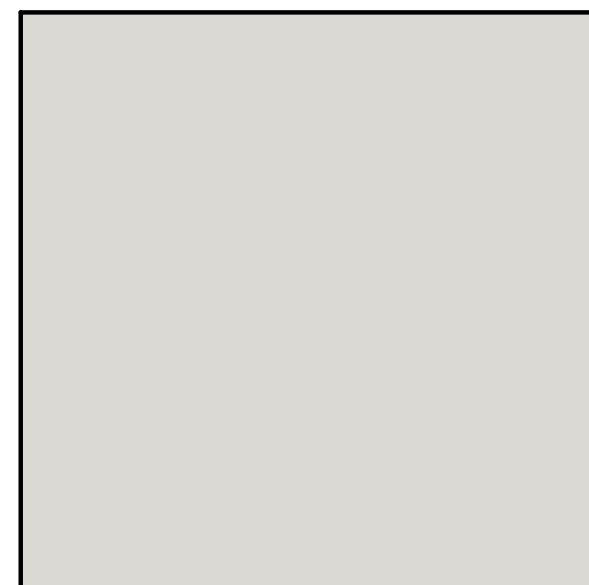
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TRESPA
METEON WOOD DECORS
NW31 "WESTERN RED CEDAR"



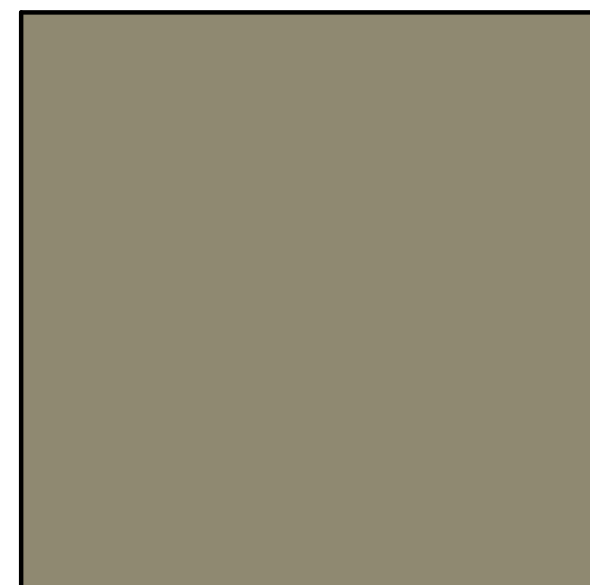
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BENJAMIN MOORE
OC 65 - "CHANTILLY LACE"



P-2: PAINTED EIFS
BENJAMIN MOORE
1471 - "SHORELINE"



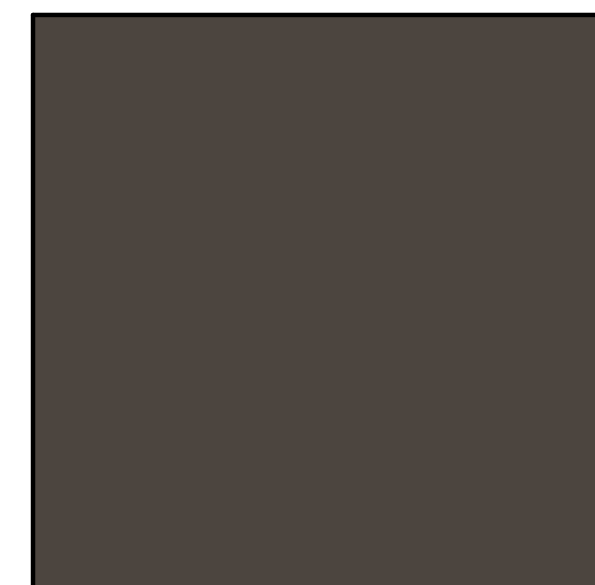
P-3: PAINTED EIFS
BENJAMIN MOORE
HC 101- "HAMPSHIRE GRAY"



P-4: PAINTED EIFS
BENJAMIN MOORE
2134-30 - "IRON MOUNTAIN"



P-5: PAINTED BOX-RIB PANELS
BENJAMIN MOORE
2134-10 - "NIGHT HORIZON"



NOTE:
PAINT COLOR AND MATERIAL CHANGES SHALL ONLY OCCUR AT INSIDE CORNERS,
IF THERE ARE ANY DISCREPANCIES, CONTACT ARCHITECT.
PAINT COLORS OVER EIFS SURFACES, SEE FLOOR PLANS & WALL ASSEMBLIES.

COLORS & MATERIALS



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STEPHEN A. BIGOR
ARCHITECT [CA] #C33672

500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA
**COLORS & MATERIALS -
HOTEL**

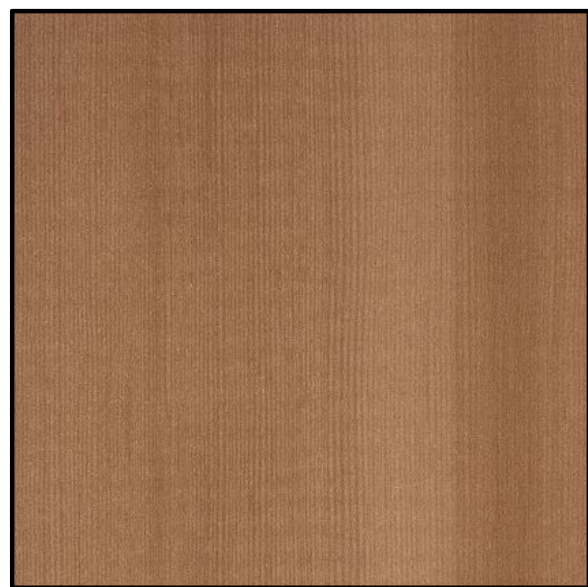
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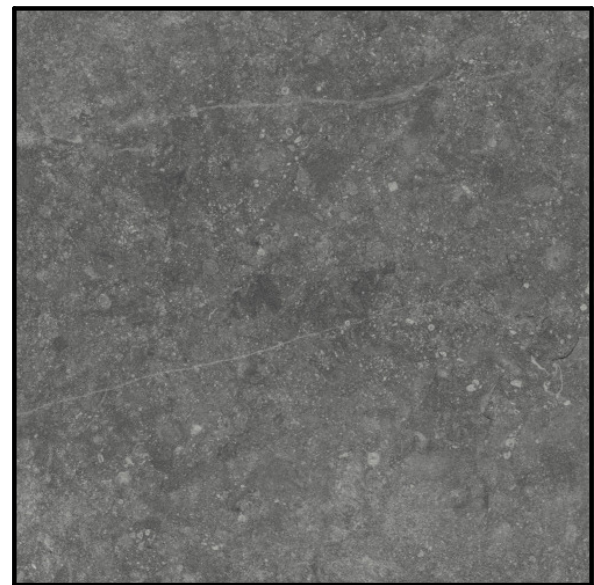
A-1: WINDOWS, DOORS & BRAKE METAL
ANODIZED ALUMINUM
DARK BRONZE



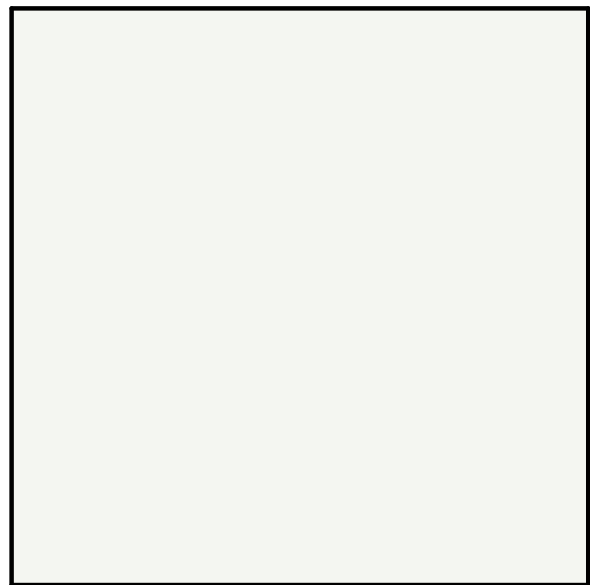
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TRESPA
METEON WOOD DECORS
NW31 "WESTERN RED CEDAR"



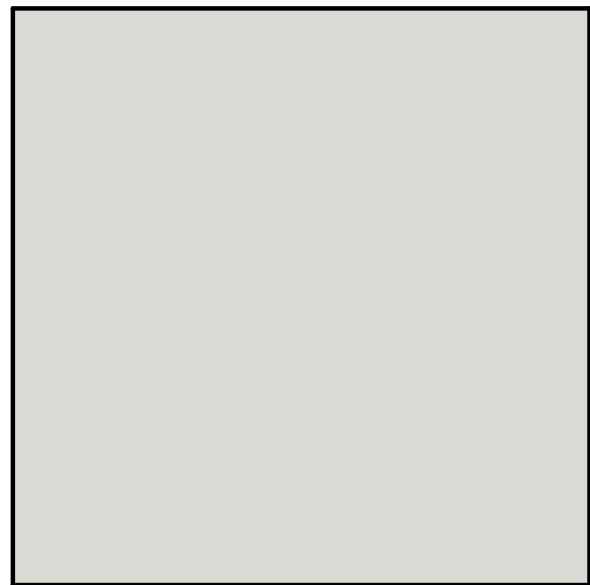
T-1: STONE-LOOK TILE
DAL TILE
DIPLOMACY
"MEDIUM GREY", 12 X 24



P-1: PAINTED EIFS
BENJAMIN MOORE
OC 65 - "CHANTILLY LACE"



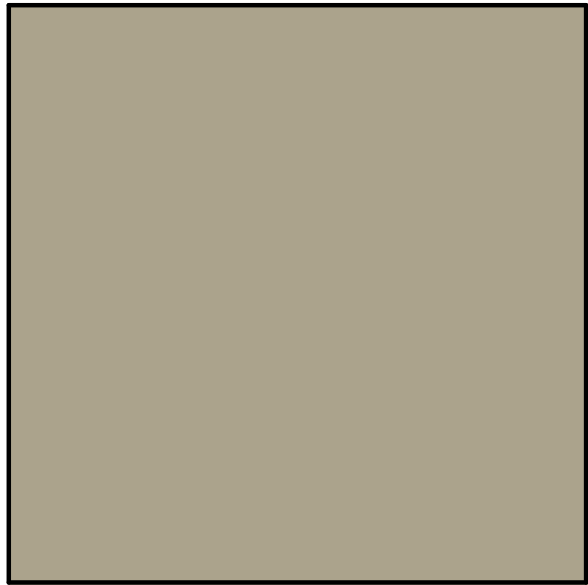
P-2: PAINTED EIFS
BENJAMIN MOORE
1471 - "SHORELINE"



P-4: PAINTED EIFS
BENJAMIN MOORE
2134-30 - "IRON MOUNTAIN"



P-6: PAINTED EIFS
BENJAMIN MOORE
AF 395 - "MEDITATION"



NOTE:
PAINT COLOR AND MATERIAL CHANGES SHALL ONLY OCCUR AT INSIDE CORNERS,
IF THERE ARE ANY DISCREPANCIES, CONTACT ARCHITECT.
PAINT COLORS OVER STUCCO SURFACES, SEE FLOOR PLANS & WALL ASSEMBLIES.

COLORS & MATERIALS



ADDRESS
1327 ARCHER STREET, STE. 220
SAN LUIS OBISPO, CA 93401
CONTACT
805.347.2240
ARRIS-STUDIO.COM
THOMAS E. JESS
ARCHITECT [CA] #C27068
STEPHEN A. RIGOR
ARCHITECT [CA] #C33672

500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA
COLORS & MATERIALS -
OFFICE

Date: 09/22/2023
Scale: 24x36: NTS
11x17:
Sheet

A7.1



ALUMINUM
AWNING

HOTEL SIGNAGE

SURFACE MOUNT
HOTEL SIGNAGE

METALLIC & STONE-
LOOK TEXTURED
TRESPA PANELS

SMOOTH EIFS
FINISH

RECESSED
ALUMINUM
WINDOWS

12" DEEP
ALUMINUM
SHADING
LOUVERS

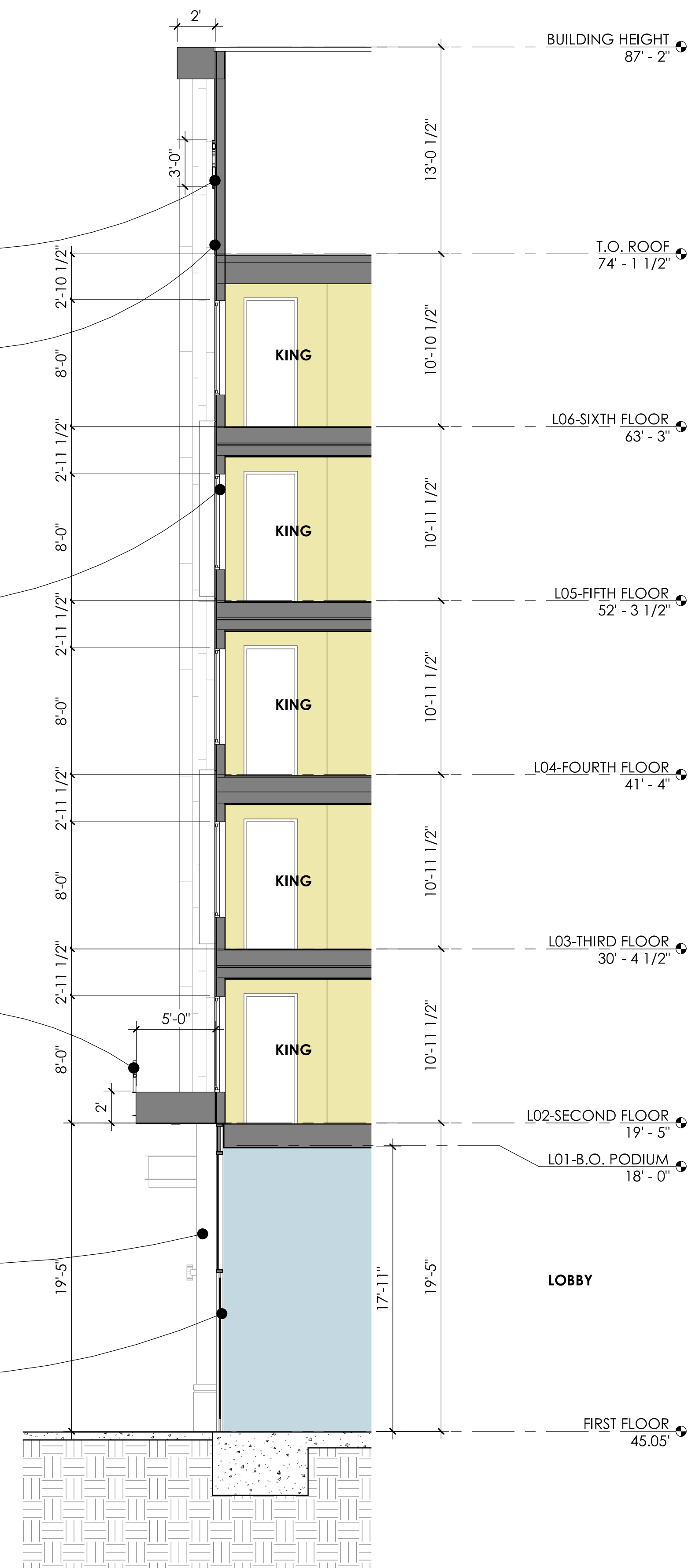
RECESSED ALUMINUM
WINDOWS WITH
INTEGRATED PTAC
LOUVER

AWNING WITH
SIGNAGE AT
MAIN ENTRY

HOTEL SIGNAGE

3' DEEP GLASS
AWNING OVER
LOBBY ENTRY

17' HIGH
ALUMINUM
STOREFRONT



BUILDING HEIGHT
87' - 2"

T.O. ROOF
74' - 1 1/2"

L06-SIXTH FLOOR
63' - 3"

L05-FIFTH FLOOR
52' - 3 1/2"

L04-FOURTH FLOOR
41' - 4"

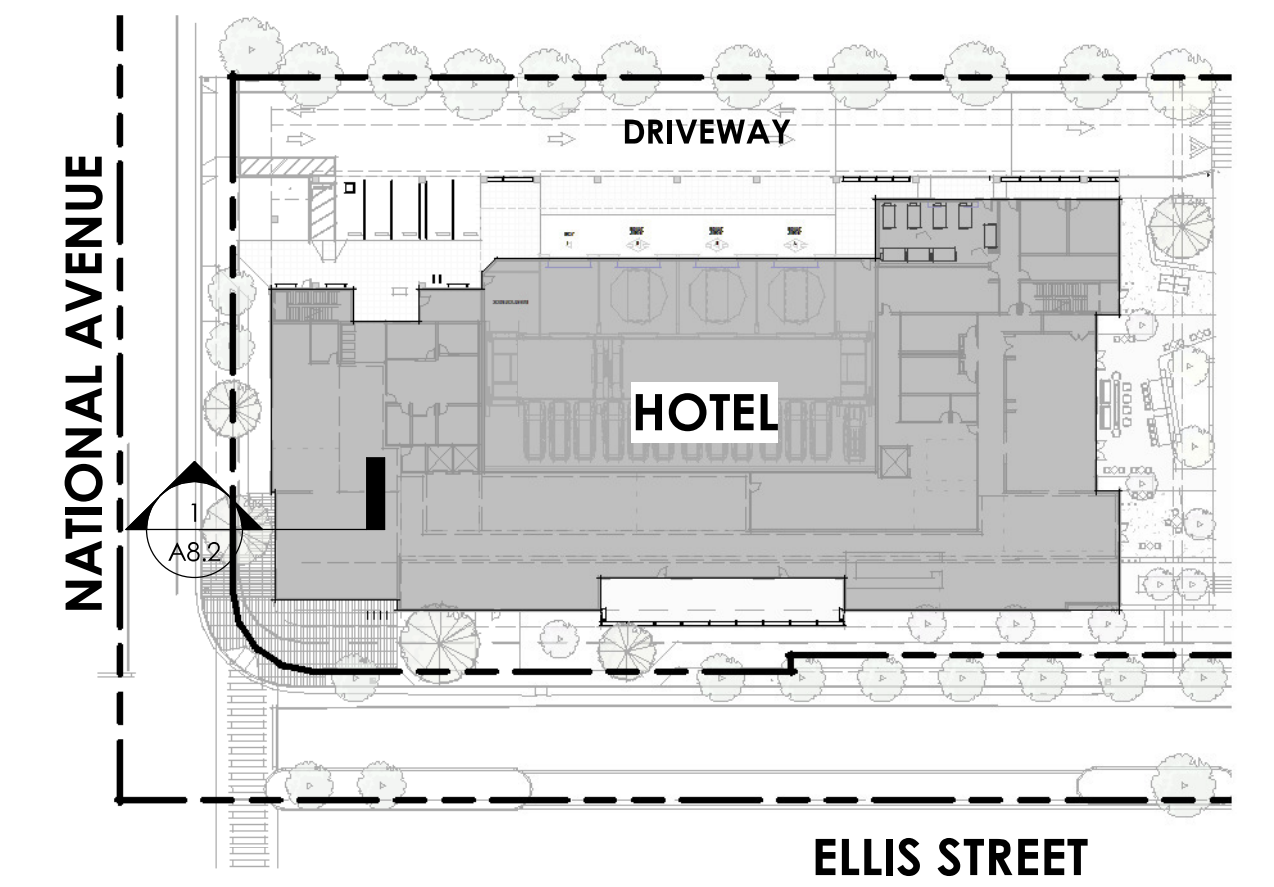
L03-THIRD FLOOR
30' - 4 1/2"

L02-SECOND FLOOR
19' - 5"

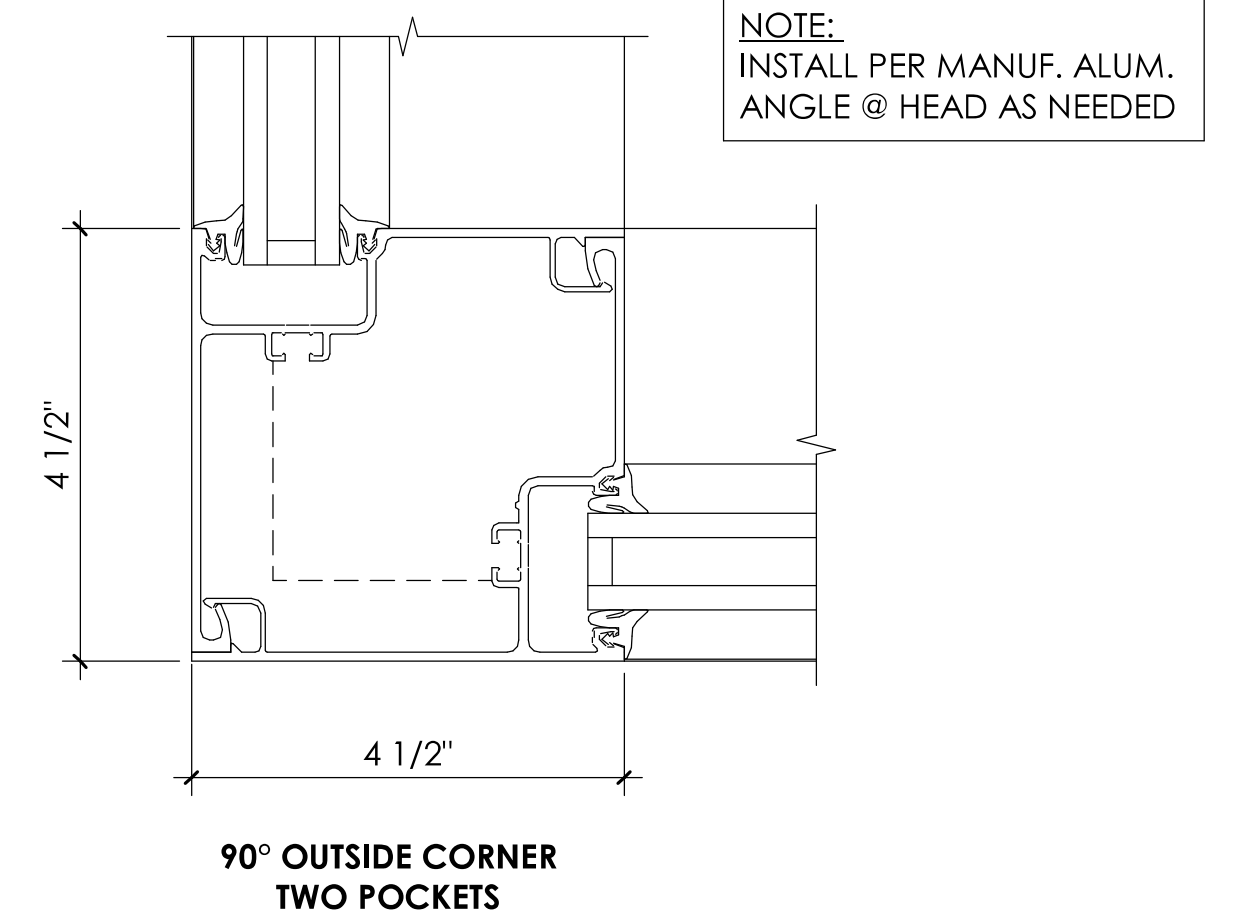
L01-B.O. PODIUM
18' - 0"

LOBBY

FIRST FLOOR
45.05'

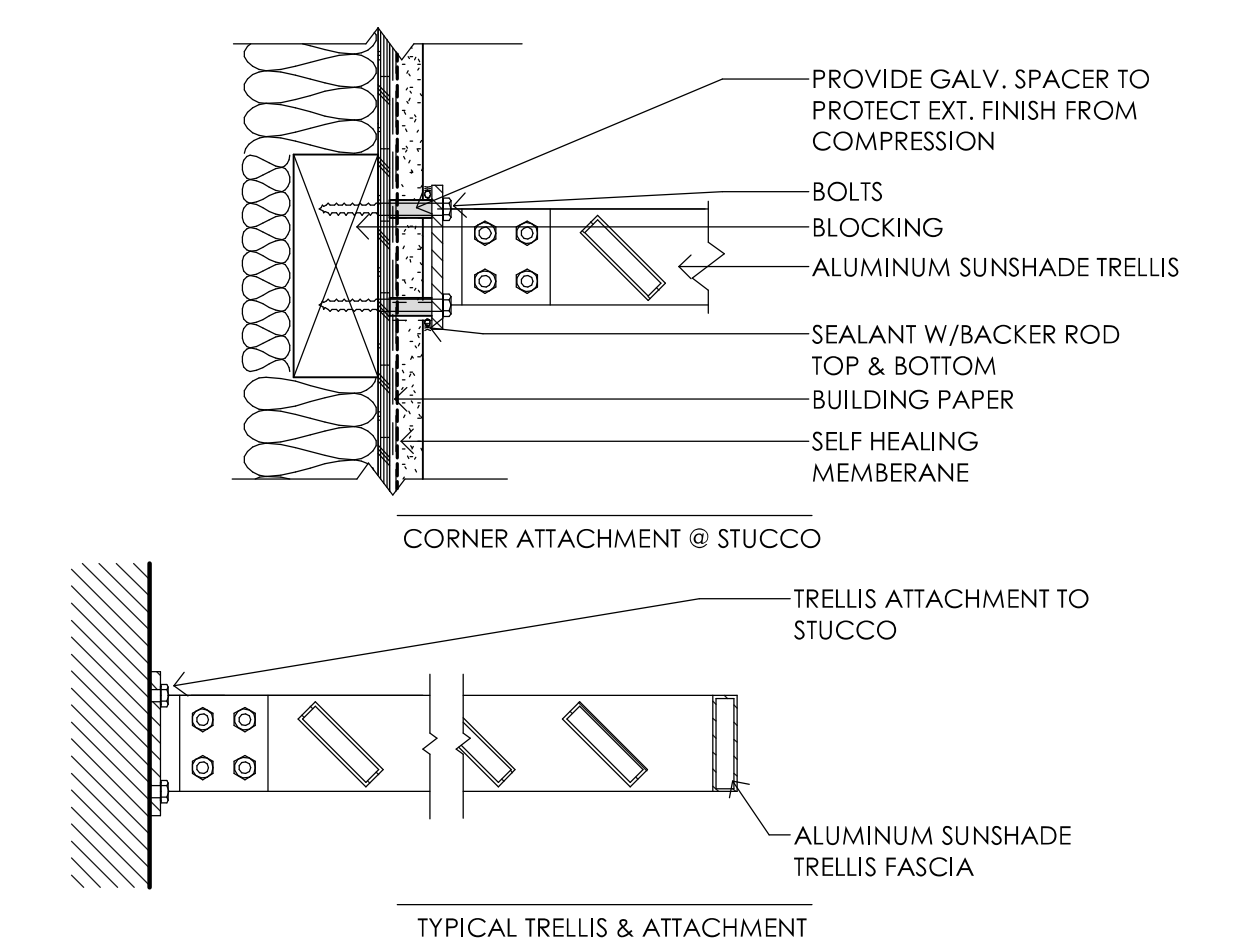


KEY PLAN



NOTE:
INSTALL PER MANUF. ALUM.
ANGLE @ HEAD AS NEEDED

STOREFRONT OUTSIDE CORNER



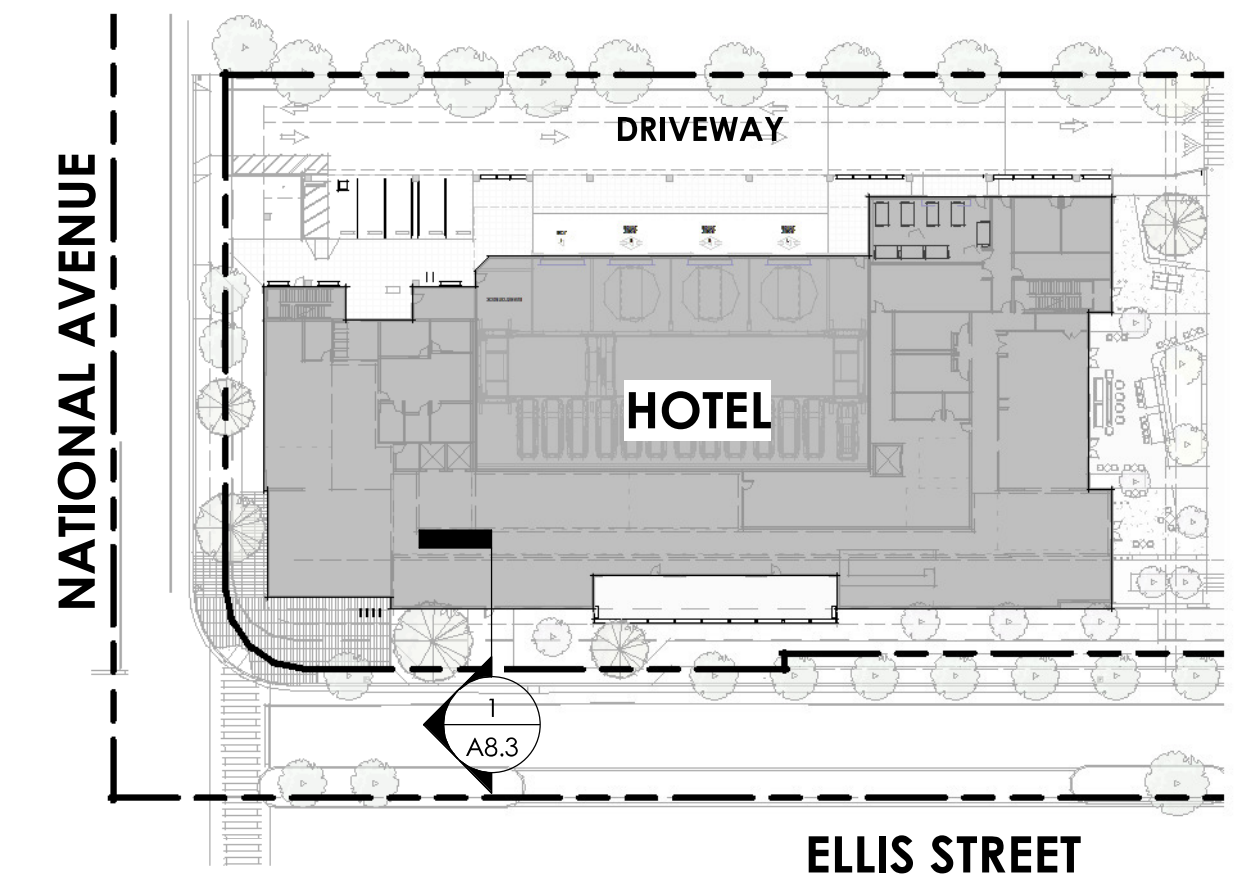
ALUMINUM AWNING

HOTEL LOBBY ENLARGED AXO & WALL SECTION

	ADDRESS 1327 ARCHER STREET, STE. 220 SAN LUIS OBISPO, CA 93401	500 & 550 ELLIS ST. MOUNTAIN VIEW, CA ARCHITECTURAL DETAILS	Date 09/22/2023
	CONTACT 650.347.2240 ARRIS-STUDIO.COM		Scale 24x36: 11x17:
	THOMAS E. JESS ARCHITECT (CA) #C27068		Sheet
	STEPHEN A. RIGOR ARCHITECT (CA) #C33672		A8.2



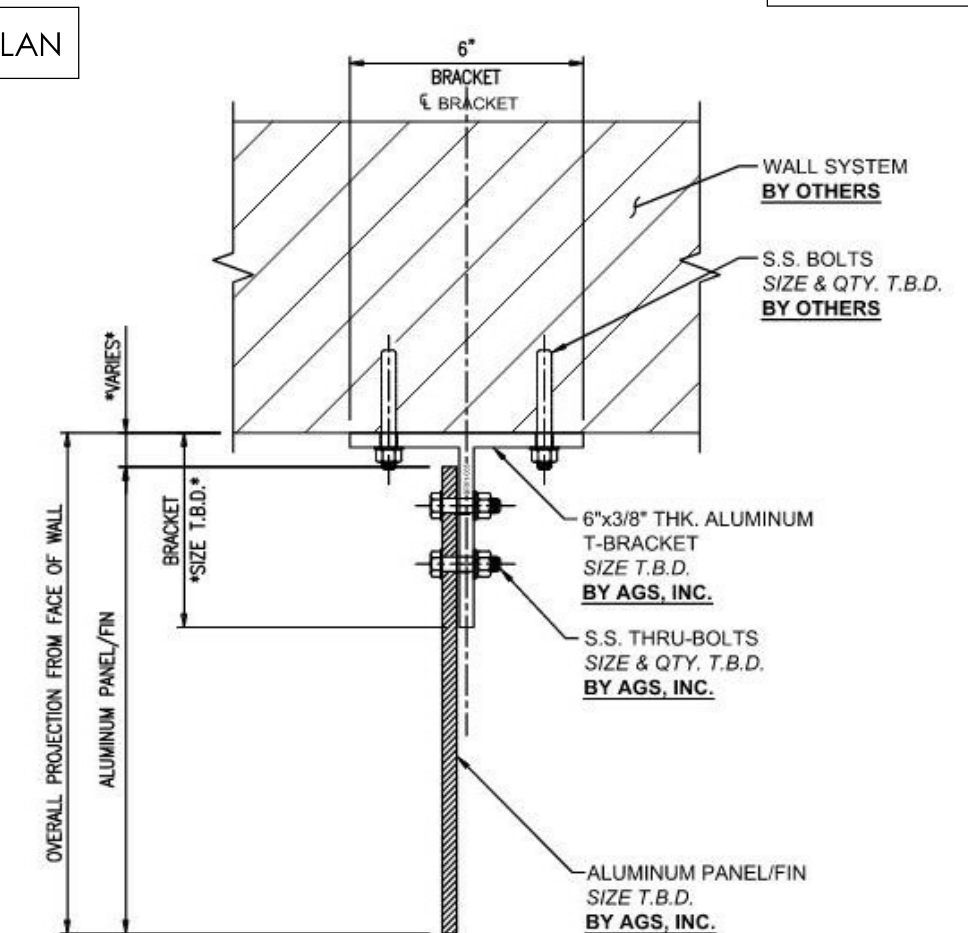
HOTEL LOUNGE ENLARGED AXO & WALL SECTION



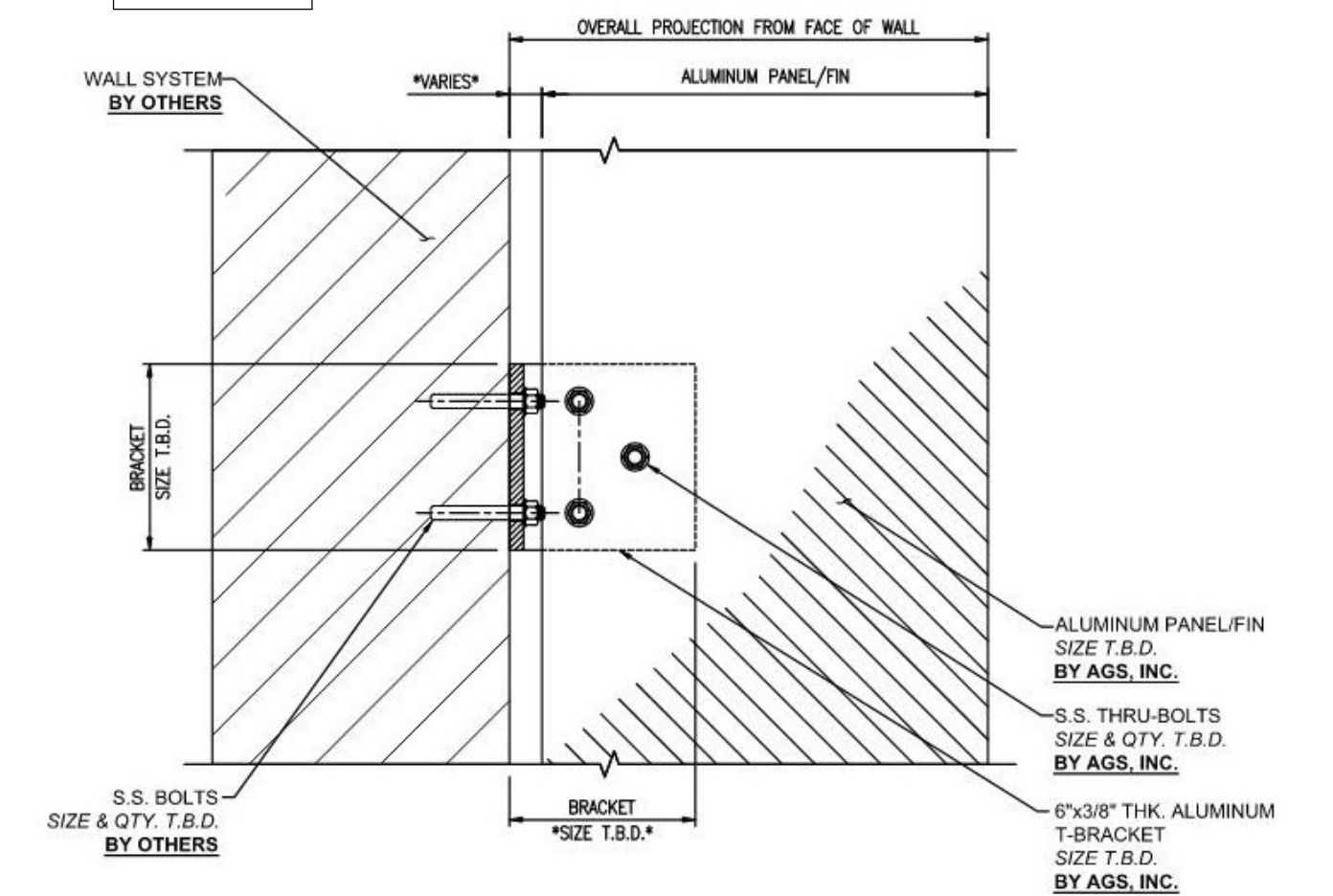
KEY PLAN

* SUFACE MOUNTED VERTICAL FIN, AGS INC. OR EQUIV.

PLAN



ELEVATION



VERTICAL ALUM. SHADING FIN



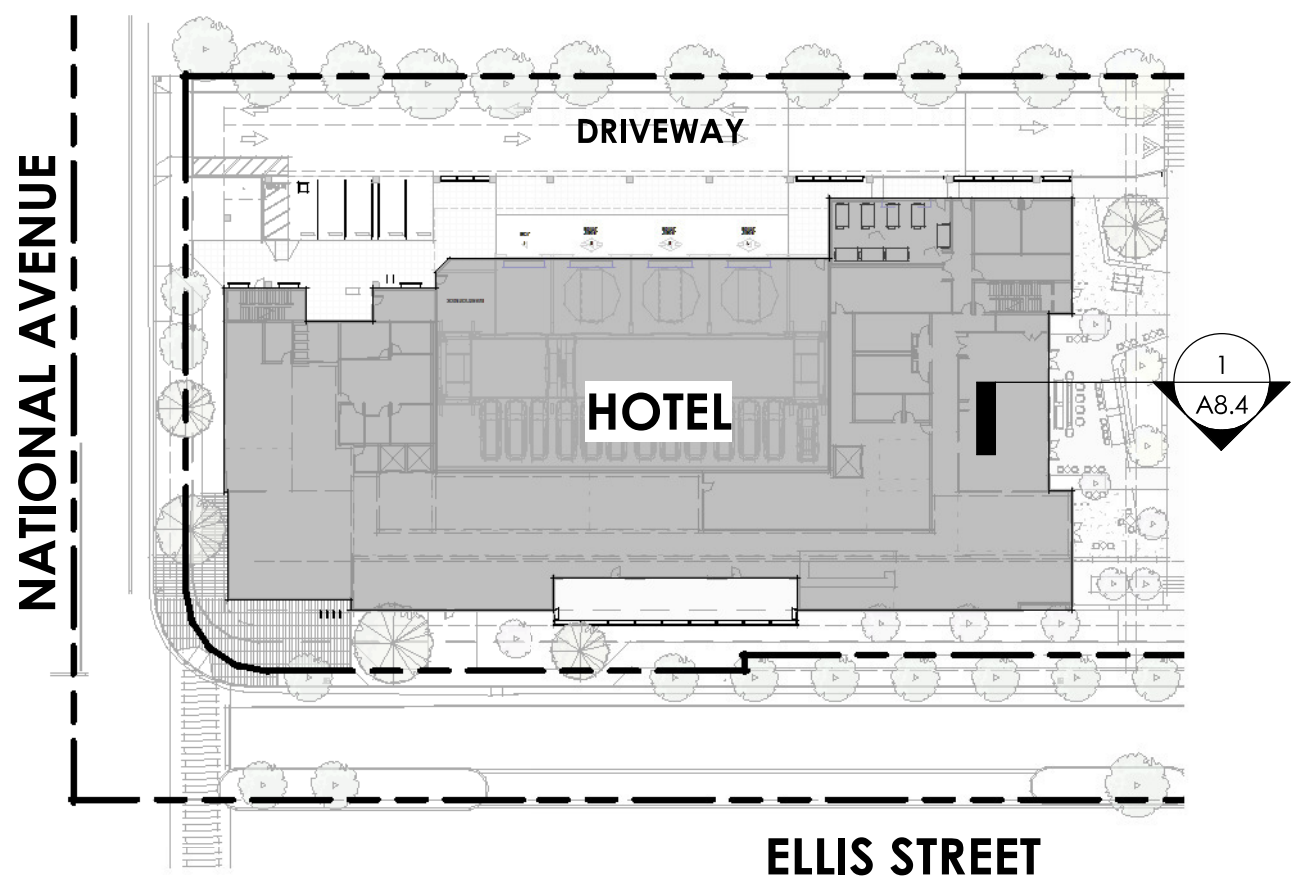
ADDRESS
1327 ARCHER STREET, STE. 220
SAN LUIS OBISPO, CA 93401
CONTACT
650.347.2240
ARRIS-STUDIO.COM
THOMAS E. JESS
ARCHITECT (CA) #C27068
STEPHEN A. RIGOR
ARCHITECT (CA) #C33672

500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA
ARCHITECTURAL DETAILS

Date: 09/22/2023
Scale: 24x36: 11x17:
Sheet
A8.3



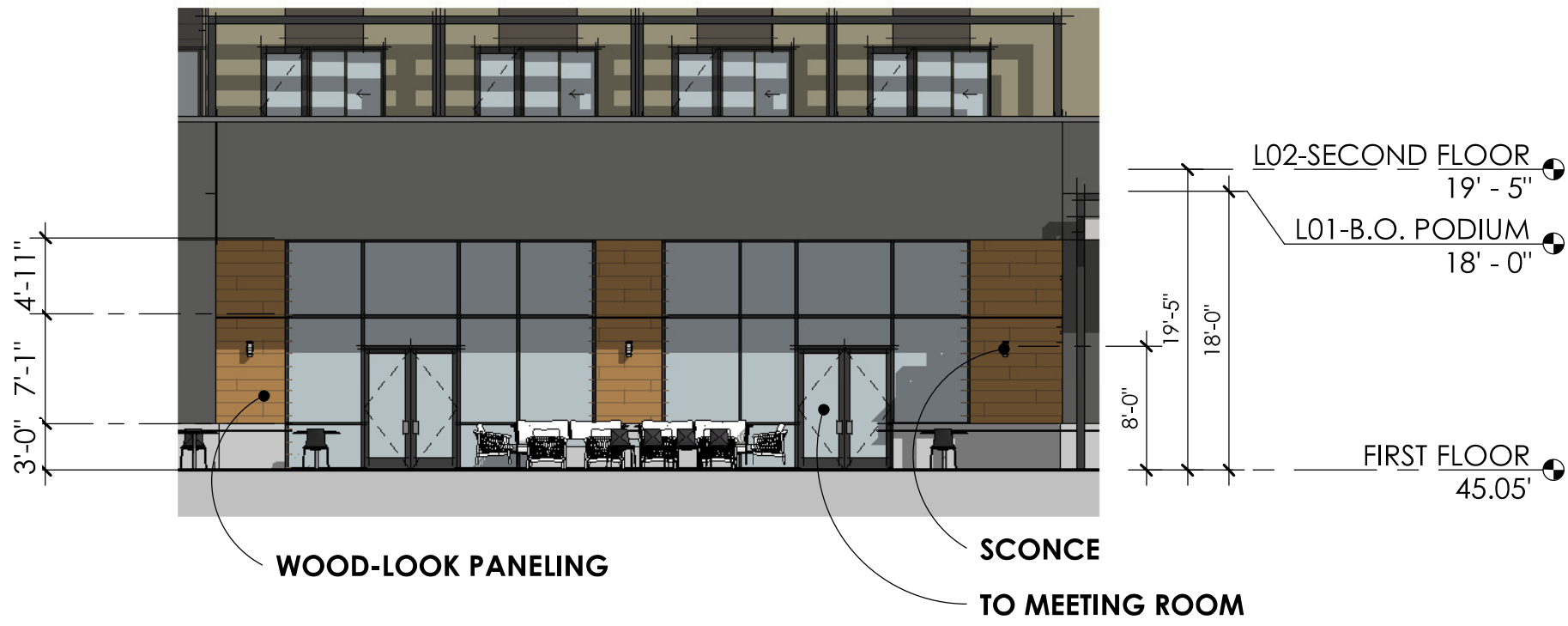
HOTEL MEETING ROOM ENLARGED AXO & WALL SECTION



KEY PLAN



ALUMINUM STOREFRONT



*NOTE: HOTEL BAR PATIO SIMILAR

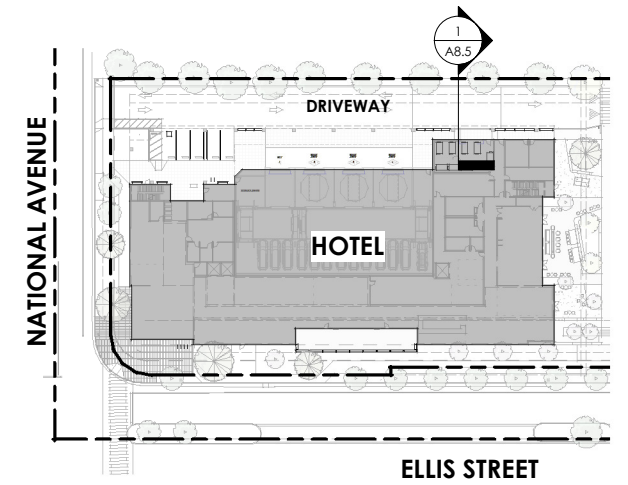
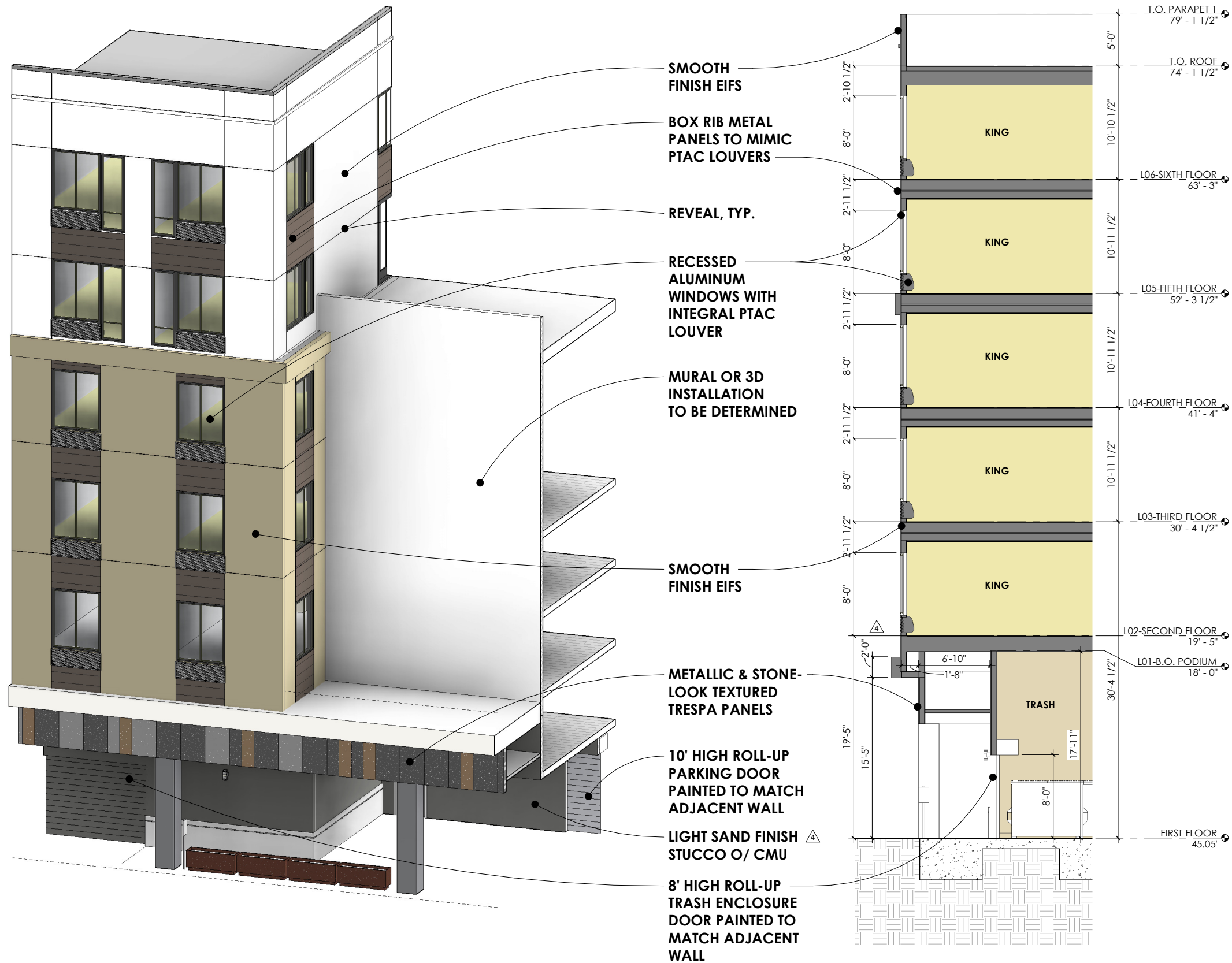
ENLARGED PATIO ELEVATION



ADDRESS
1327 ARCHER STREET, STE. 220
SAN LUIS OBISPO, CA 93401
CONTACT
650.347.2240
ARRIS-STUDIO.COM
THOMAS E. JESS
ARCHITECT (CA) #C27068
STEPHEN A. RIGOR
ARCHITECT (CA) #C33672

500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA
ARCHITECTURAL DETAILS

Date: 09/22/2023
Scale: 24x36: 11x17: 1
Sheet
A8.4



HOTEL TRASH COLLECTION ENLARGED AXO & WALL SECTION



ADDRESS
1327 ARCHER STREET, STE. 220
SAN LUIS OBISPO, CA 93401

CONTACT
805.547.2240
ARRIS-STUDIO.COM

THOMAS E. JESS
ARCHITECT (CAL) #C27068
STEPHEN A. RIGOR
ARCHITECT (CAL) #C33672

500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA

ARCHITECTURAL DETAILS

Date
09/22/2023

Scale
24x36:
1/16"=1'-0"

Sheet
A8.5



SMOOTH
FINISH EIFS

RECESSED
ALUMINUM
WINDOWS

REVEAL, TYP.

RECESSED
ALUMINUM
WINDOWS
WITH INTEGRAL
PTAC LOUVER

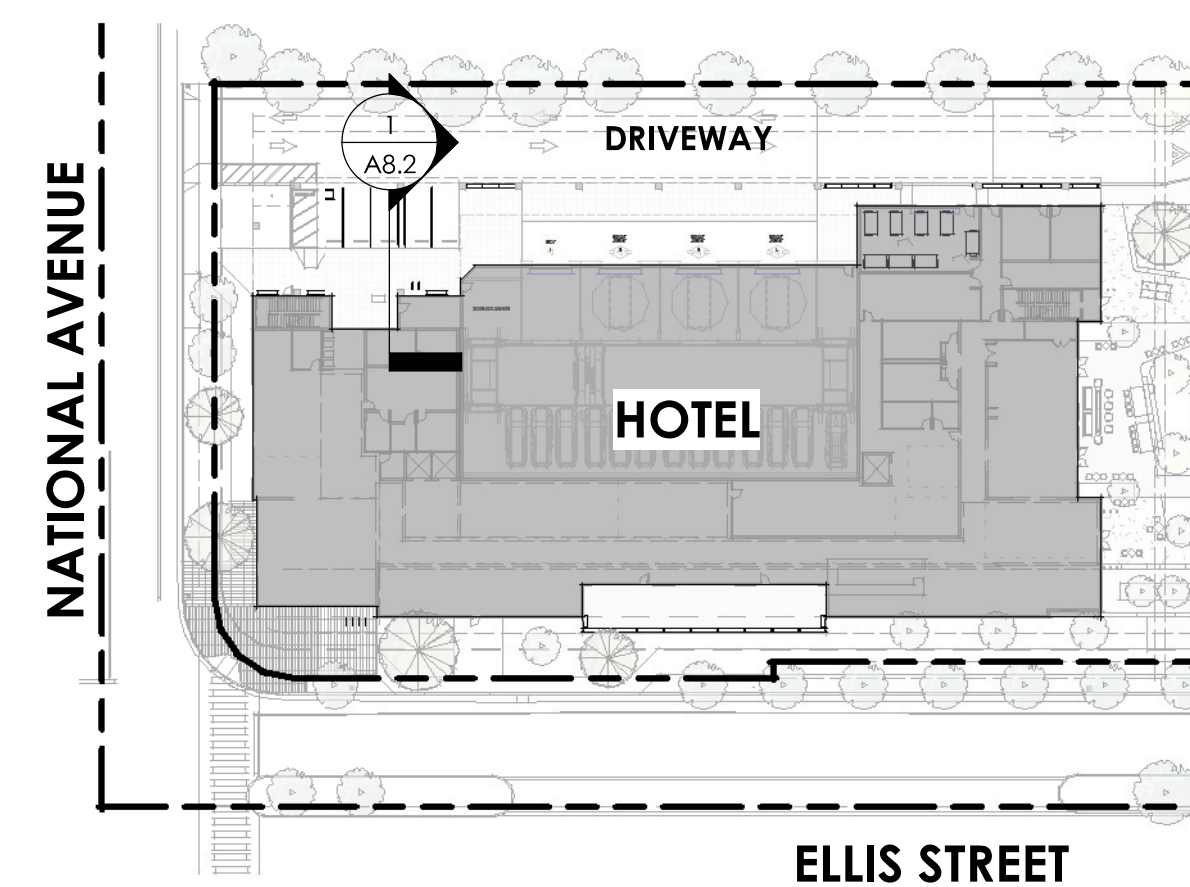
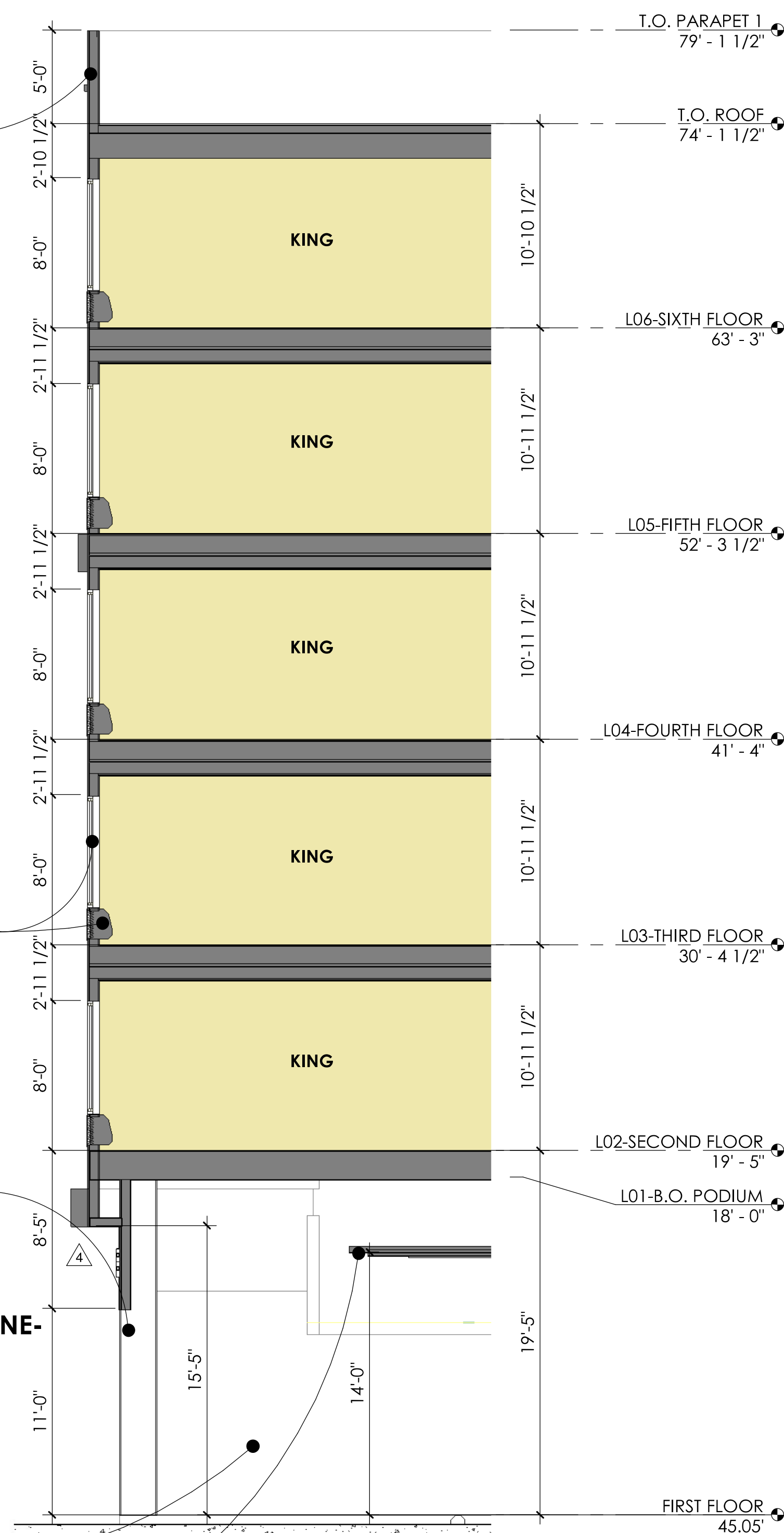
OVERHEAD
CLEARANCE
BAR

METALLIC & STONE-
LOOK TEXTURED
TRESPA PANELS

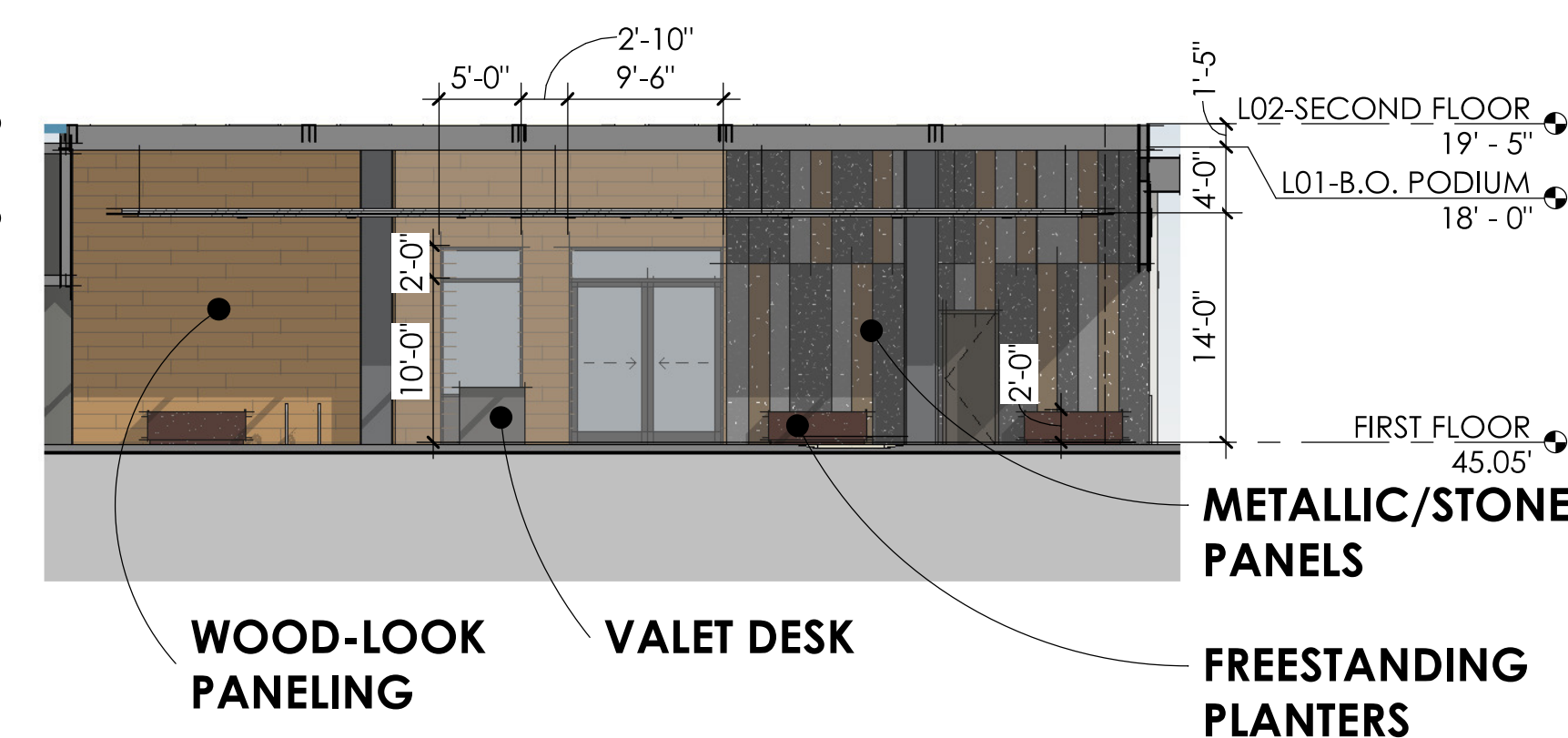
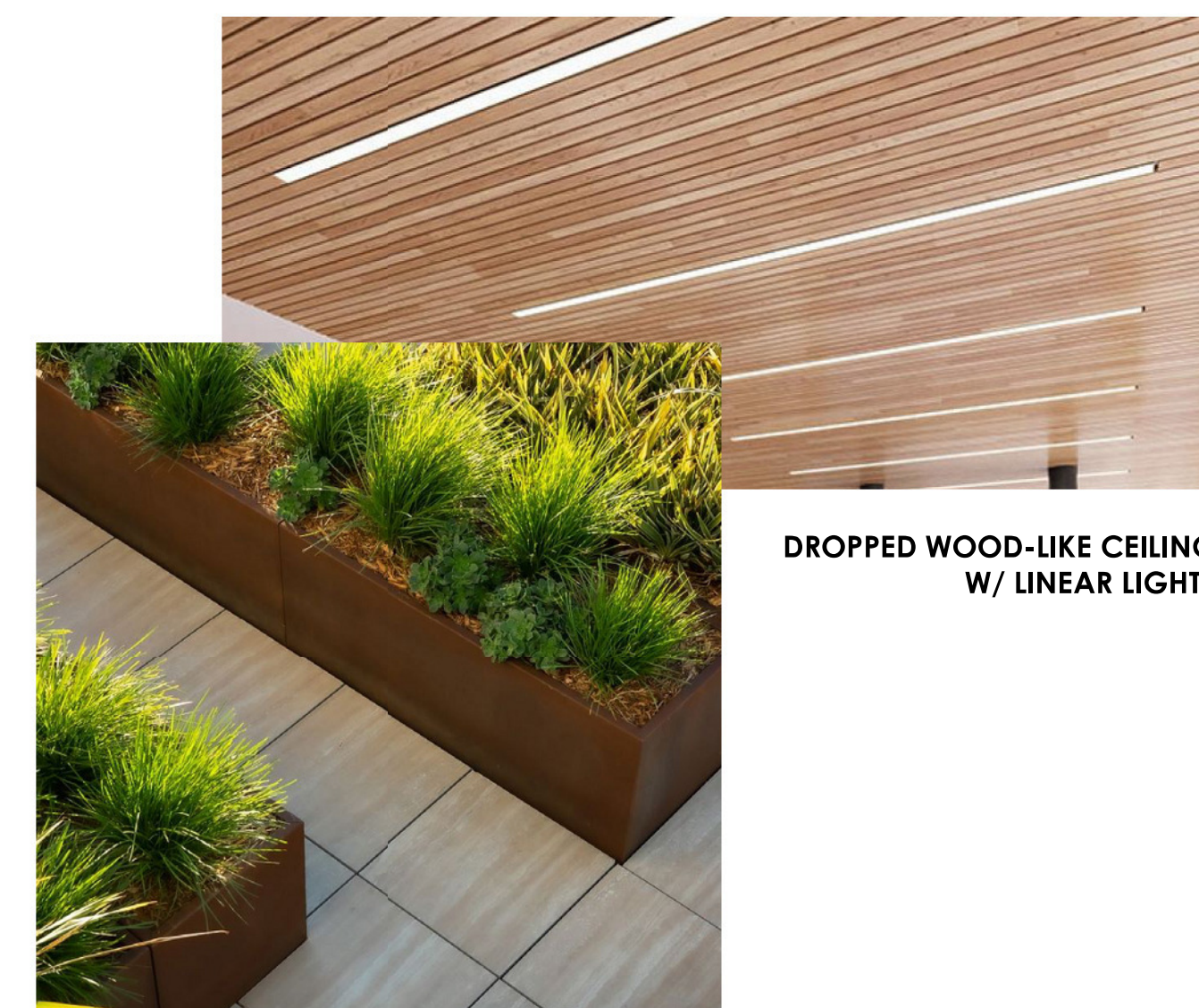
EXIT STAIR
DISCHARGE

PORTE
COCHERE

DROPPED CEILING
W/ WOOD-LOOK
CEILING



KEY PLAN



ENLARGED PORTE COCHERE ELEVATION

HOTEL PORTE COCHERE ENLARGED AXO & WALL SECTION

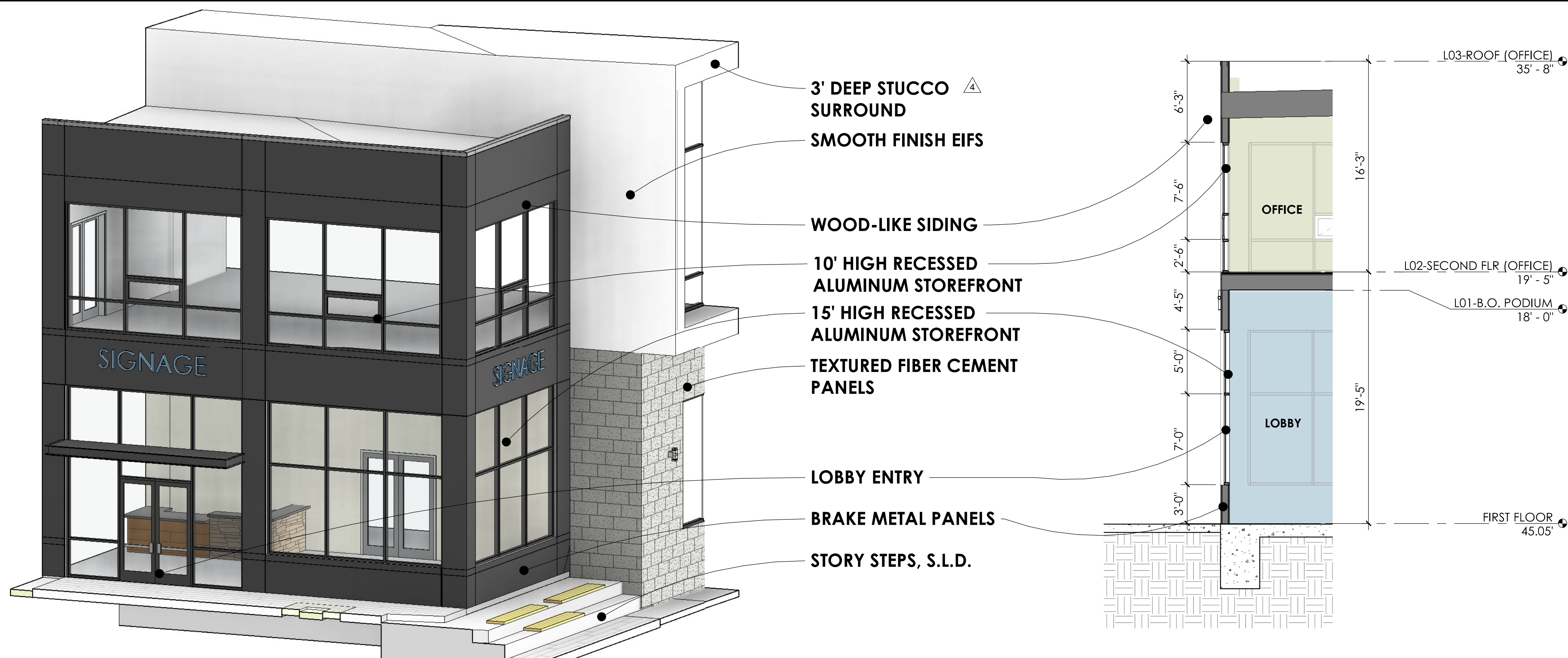


ADDRESS
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SAN LUIS OBISPO, CA 93401
CONTACT
805.347.2240
ARRIS-STUDIO.COM
THOMAS E. JESS
ARCHITECT (CA) #C27068
STEPHEN A. RIGOR
ARCHITECT (CA) #C33672

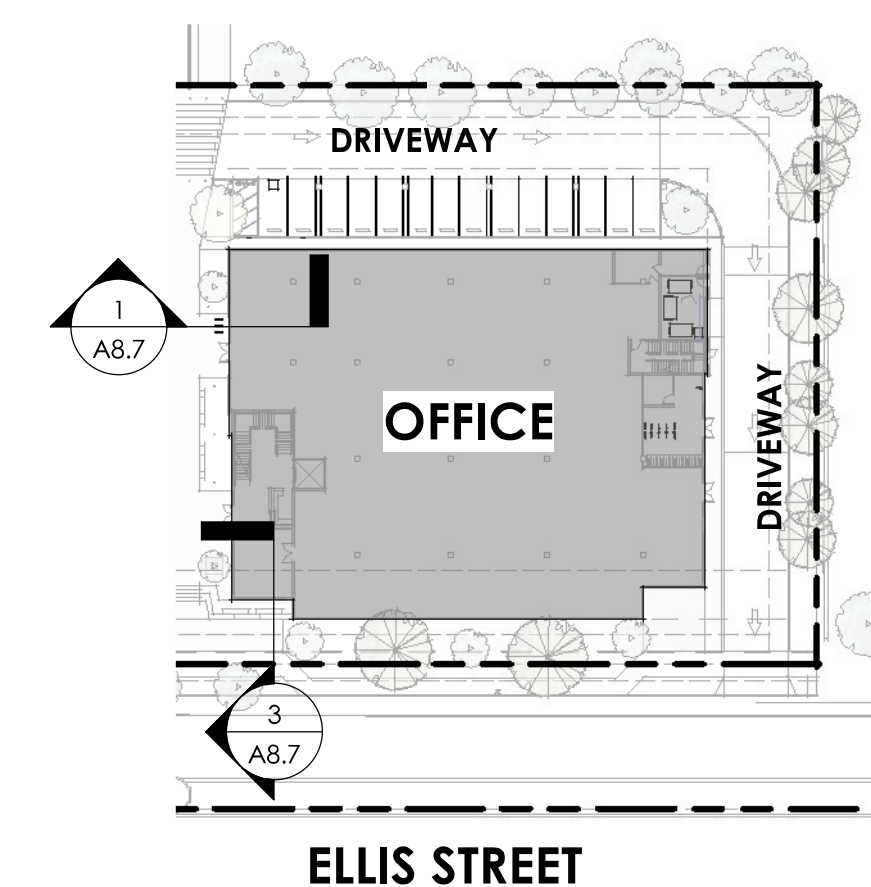
500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA

ARCHITECTURAL DETAILS

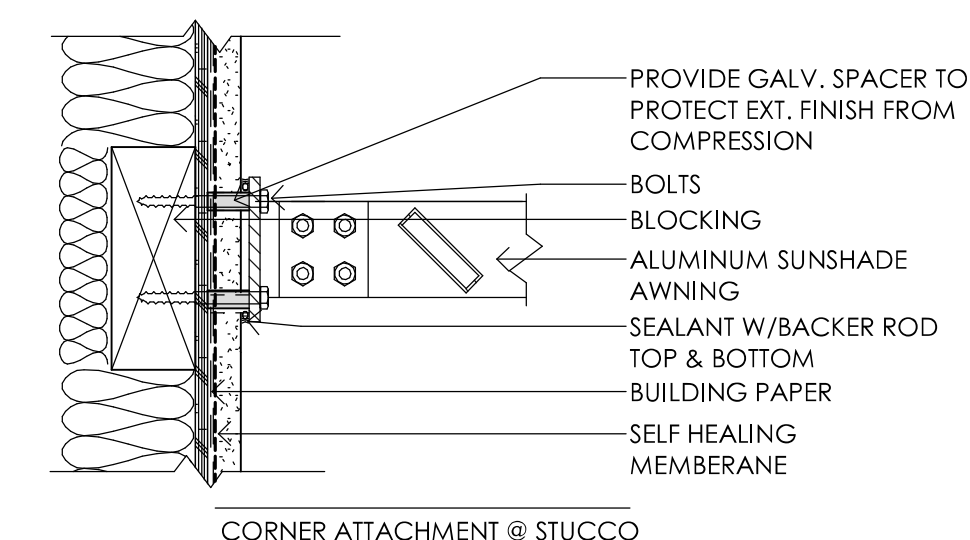
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Scale:
24x36:
11x17:
Sheet
A8.6



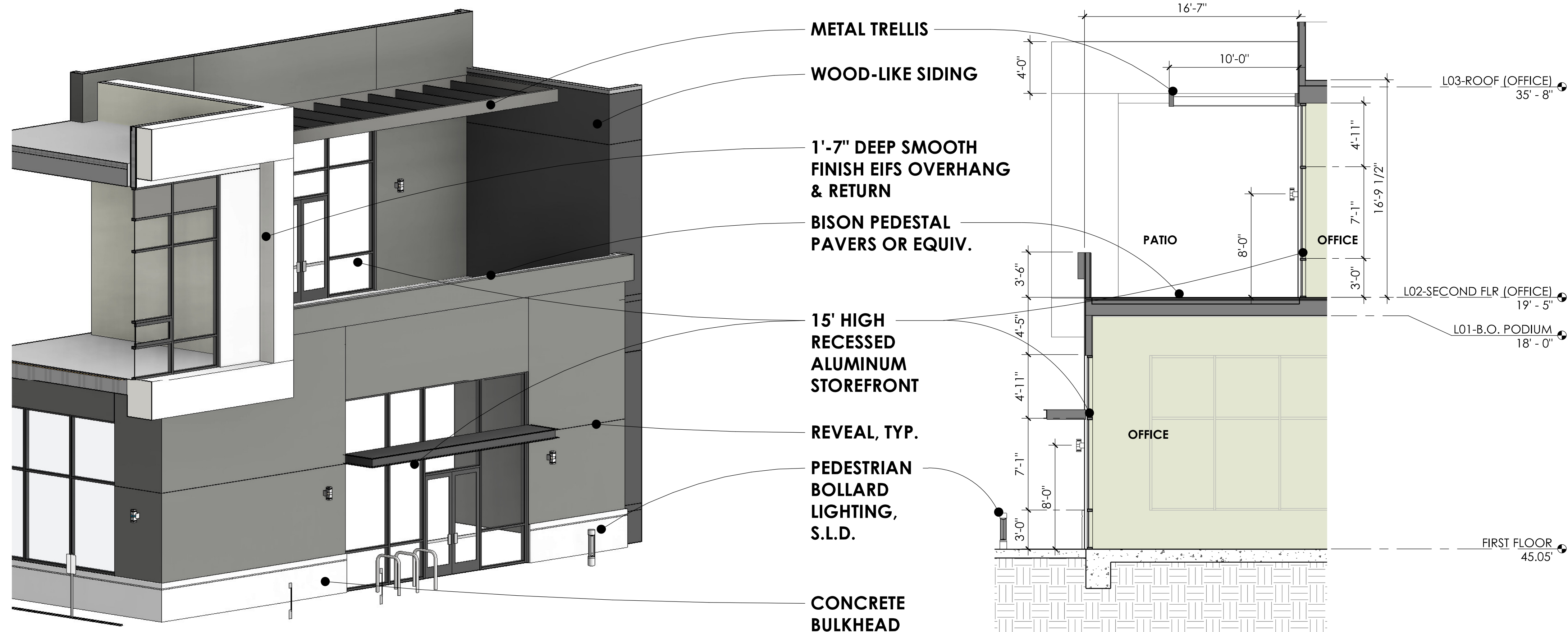
OFFICE LOBBY ENLARGED AXO & WALL SECTION



KEY PLAN



CORNER ATTACHMENT @ STUCCO



OFFICE PATIO ENLARGED AXO & WALL SECTION

ALUMINUM AWNING



AGS INC. SUNSHADE OR EQUIV.



ADDRESS
1327 ARCHER STREET, STE. 220
SAN LUIS OBISPO, CA 93401

CONTACT
650.347.2240
ARRIS-STUDIO.COM

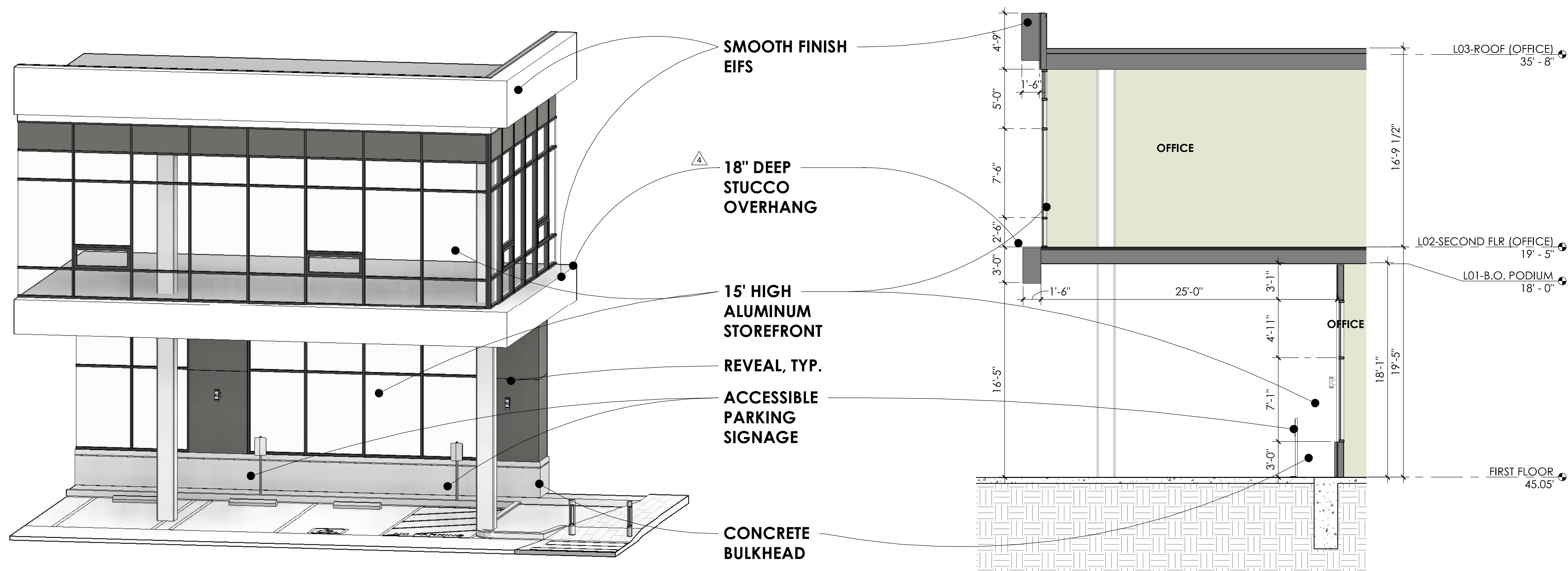
THOMAS E. JESS
ARCHITECT (CA) #C27068
STEPHEN A. RIGOR
ARCHITECT (CA) #C33672

500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA

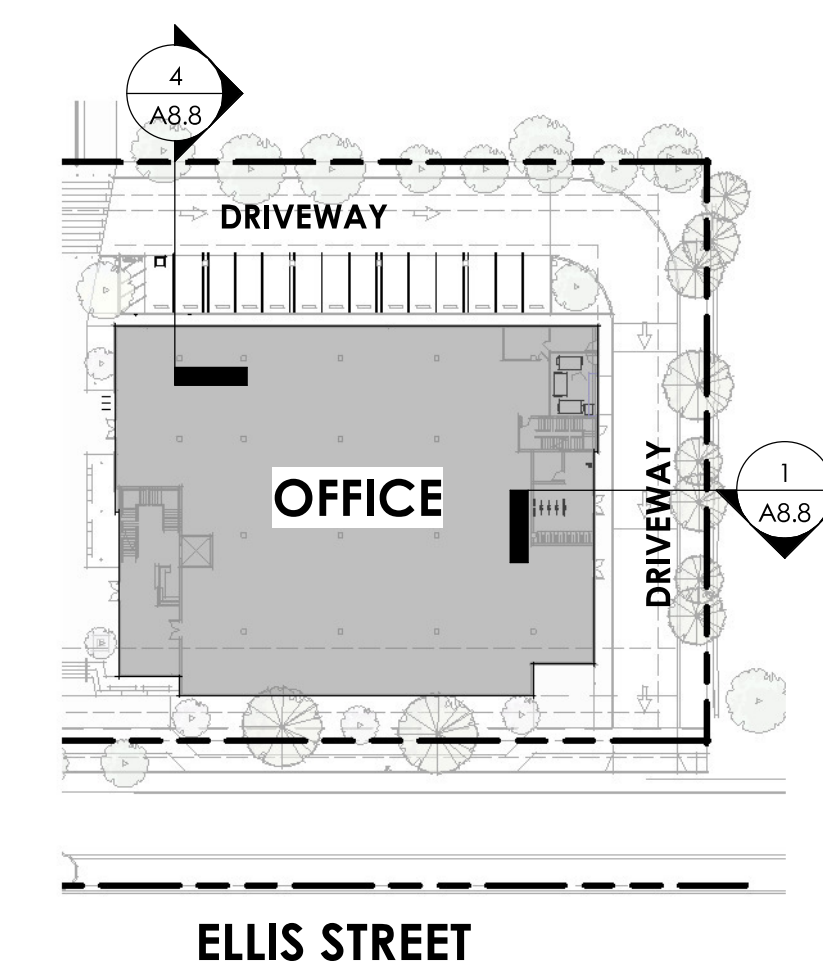
ARCHITECTURAL DETAILS

Date 09/22/2023
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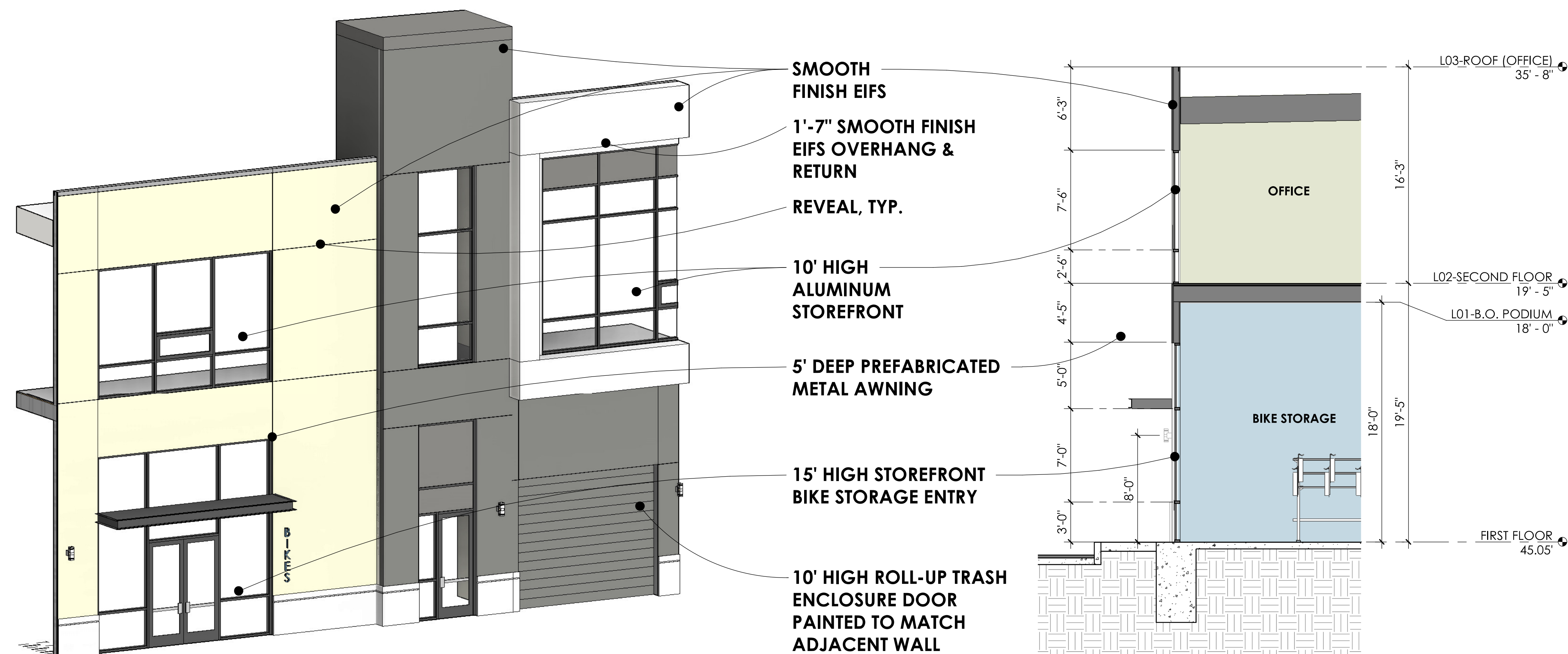
A8.7



OFFICE PARKING ENLARGED AXO & WALL SECTION



KEY PLAN



OFFICE BIKE STORAGE ENLARGED AXO & WALL SECTION

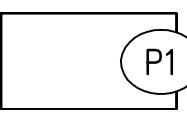

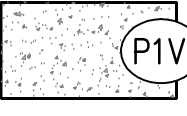

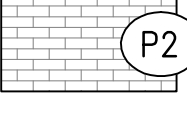
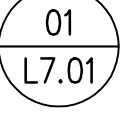

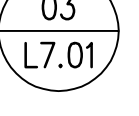
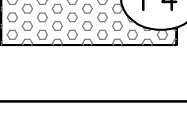
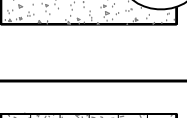
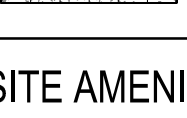
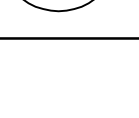


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500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA
ARCHITECTURAL DETAILS

Date: 09/22/2023
Scale:
24x36:
11x17:
Sheet
A8.8

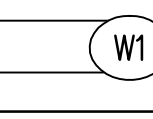
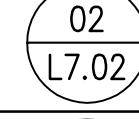

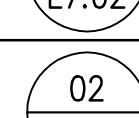


PAVING SCHEDULE

SYMBOL/KEY	DESCRIPTION	COLOR	FINISH	REMARKS	DETAILS
 P1	ACKERSTONE PERVIOUS PAVER '3X9 MICROCHAMFER'	IVORY/ISRAEL PEWTER	GRIND	RUNNING BOND, 2 7⁄8" X 8 3⁄4" NOMINAL. – INSTALL AT 50% IVORY & 50% ISRAEL PEWTER (EQUAL QUANTITY)	
 P1V	ACKERSTONE VEHICULAR PAVER '3X9 MICROCHAMFER'	IVORY/ISRAEL PEWTER	GRIND	RUNNING BOND, 2 7⁄8" X 8 3⁄4" NOMINAL. – INSTALL, SEE ABOVE	
 P2	ACKERSTONE PERVIOUS PAVER 'AQUALINA'	MESA BEIGHE	GRIND	RUNNING BOND, 3 7⁄8" X 11 3⁄4" NOMINAL.	
 P3	LYNGSO 3⁄8" PEA GRAVEL	YOSEMITE SAND	SEE MANUFACTURERS SPEC.	.	
 P4	TRUNCATED DOME	CHARCOAL 511	SANDBLASTED	24" X 36" TRUNCATED DOME PAVER BY STEPSTONE INC.	
 P5	PUBLIC RIGHT-OF-WAY	.	.	.	
 P6	ENTRY COURT PAVER (12X48)	HEP-50 (50%) HEP-60 (60%)	SEE MANUFACTURERS SPEC.	12"x48" ECO PREMIER RECYCLED PORCELAIN PAVER WAUSAU TILE	

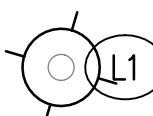

SITE AMENITIES SCHEDULE

SYMBOL/KEY	DESCRIPTION	COLOR	FINISH	REMARKS	DETAILS
 A1	BIKE RACK: SITE PIECES MONOLINE DUO 2 EACH SHAPE	CLOTHES LINE	BEAD BLASTED / POWDER COATED PER SITE PIECES SPEC.	SITE PIECES MONOLINE STANDARD BIKE RACK	

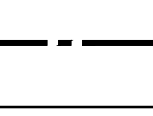

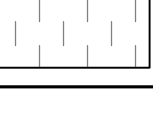


SITE WALL SCHEDULE

SYMBOL/KEY	DESCRIPTION	COLOR	FINISH	REMARKS	DETAILS
 W1	CAST IN PLACE CONCRETE SEAT WALL	DAVIS COLORS OUTBACK 677	LIGHT SANDBLAST	SAWCUT® EXPANSION JOINTS	
 W2	WOOD CAP	NATURAL COLOR	S4S	CLEAR HEART TIMBER SANDED SMOOTH 4 SIDES SUBMIT SHOP DWGS	
 S1	STAIR WITH HANDRAIL	DAVIS COLORS OUTBACK 677	LIGHT SANDBLAST		

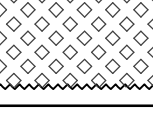


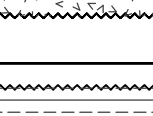


LIGHTING SCHEDULE

SYMBOL/KEY	DESCRIPTION	COLOR	FINISH	REMARKS	DETAILS
 L1	BEGA SHIELDED BOLLARD LUMINARIES	BRONZE	BEGA UNIDURE FINISH, SEE BEGA SPECIFICATIONS	BOLLARD 84 061, PRODUCT NUMBER K3 (3000k COLOR TEMP)	
	EXISTING LIGHT FIXTURE				

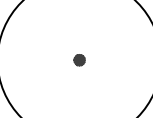
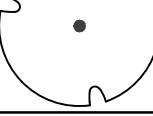
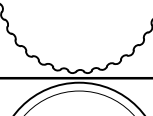
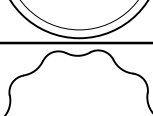
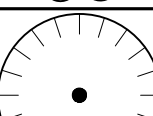

GENERAL

SYMBOL/KEY	DESCRIPTION
	LIMIT OF WORK
	PROPERTY LINE
	PLANTING AREA
	EXISTING PAVING TO REMAIN
	EXISTING TREE




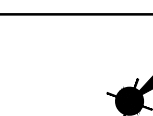
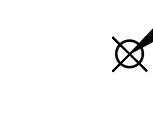
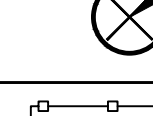



GROUND COVER / SHRUBS

SYMBOL	KEY / COMMON NAME	SCIENTIFIC NAME	SIZE/SPACING	WUCOLS	SQ. FT.	NOTES	NATIVE
	CAR_DI EUROPEAN GREY SEDGE	CAREX DIVULSA	1 GAL 12" O.C.	LOW	2,434 (19% COVERAGE)	TRI-SPACING	ADAPTED
	FLW_MIX (50%) RUBY CHALICE CLARKIA (50%) CALIFORNIA POPPY	CLARKIA RUBICUNDA ESCHSCHOLZIA CALIFRONICA	5 GAL 36" O.C.	LOW	3,548 (29% COVERAGE)	TRI-SPACING	YES YES
	GRS_MIX (33%) CALIFORNIA FESCUE (33%) PURPLE NEEDLEGRASS (33%) BLUE WILDRYE	FESTUCA CALIFORNICA STIPA PULCHRA ELYMUS GLAUCUS	5 GAL 30" O.C.	LOW	4,663 (38% COVERAGE)	TRI-SPACING	YES YES YES
	MAH_SO SOFT CARESS MAHONIA	MAHONIA 'SOFT CARESS'	5 GAL 24" O.C.	LOW	546 (4% COVERAGE)	TRI-SPACING	NO
	PSO_MIX (50%)YERBA BUENA (50%)DOUGLAS IRIS	CLINOPODIUM DOUGLASII IRIS DOUGLASIANA	1 GAL 18" O.C.	LOW	749 (6% COVERAGE)	TRI-SPACING	YES YES
	GRS_MIX2 (33%)CALIFORNIA FESCUE (33%)SPREADING RUSH (33%)COMMON YARROW	FESTUCA CALIFORNICA JUNCUS PATENS ACHILLEA MILLEFOLIUM	1 GAL 24" O.C.	LOW	457 (4% COVERAGE)	TRI-SPACING	YES YES YES

TREE

SYMBOL	KEY/COMMON NAME	SCIENTIFIC NAME	HEIGHT/WIDTH	QUANTITY	WUCOLS	REMARKS/SIZE
	TIL_TOM SILVER LINDEN	TILIA TOMENTOSA	50–70' TALL 25–35' WIDE	13	LOW	24" BOX*
	ARB_MAR MARINA STRAWBERRY TREE	ARBUTUS X 'MARINA'	20–30' TALL 20–30' WIDE	4	LOW	36" BOX*
	CHI_VIR CHINESE FRINGE TREE	CHIONATHUS VIRGINICUS	12–20' TALL 12–20' WIDE	7	MODERATE	24" BOX*
	ACE_FRE FREEMAN'S MAPLE	ACER X FREEMANII	40–60' TALL 20–40' WIDE	2	MODERATE	24" BOX*
	GNK_BIL GINKGO TREE	GINKGO BILOBA	40–60' TALL 20–40' WIDE	6	MODERATE	36" BOX
	LAG_IND MUSKOGEE CRAPE MYRTLE	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE'	20–25' TALL 10–15' WIDE	7	LOW	24" BOX*

TREE DISPOSITION LEGEND

SYMBOL/KEY	DESCRIPTION	QUANTITY	
	EXISTING HERITAGE TREE, TO PROTECT IN PLACE	13	(D) NOTES DESIGNATED TREES. DASH REPRESENTS TREE DRIPLINE
	OFFSITE EXISTING HERITAGE TREE, TO PROTECT IN PLACE	2	
	OFFSITE EXISTING TREE TO PROTECT IN PLACE	7	
	EXISTING TREE TO PROTECT IN PLACE	1	
	EXISTING TREE TO BE REMOVED	9	SEE PLAN FOR LOCATIONS 1:1 REPLACEMENT RATIO
	HERITAGE TREE, TO BE REMOVED	14	2:1 REPLACEMENT RATIO
	OFFSITE EXISTING HERITAGE TREE, TO BE REMOVED	1	1:1 REPLACEMENT RATIO
	TREE PROTECTION FENCING ZONE	5	

TREE DISPOSITION RATIOS

*HERITAGE TREES REMOVED TO BE REPLACED AT A 2:1 RATIO

*NON-HERITAGE TREES REMOVED TO BE REPLACED AT A 1:1 RATIO

METRICS
TOTAL EXISTING HERITAGE TREES REMOVED: 15

TREE REPLACEMENT MINIMUM BASED ON 1:1 REPLACEMENT AND 2:1 HERITAGE REPLACEMENT: 39
TOTAL TREES PROPOSED: 39

SITE TREE CANOPY COVERAGE:

EXISTING: 30.1%
AT CONSTRUCTION: 26.3%
5–10 YEARS: 29.6%
FULL GROWTH: 36.4%
FULL GROWTH
OFFSITE INCLUDED: 64.5%

NATIVE UNDERSTORY PLANTING COVERAGE:

77% NATIVE PLANTING
19% ADAPTED PLANTING
4% NON-NATIVE

12,397 TOTAL SQFT.
OF UNDERSTORY PLANTING

TREE PRESERVATION GUIDELINES

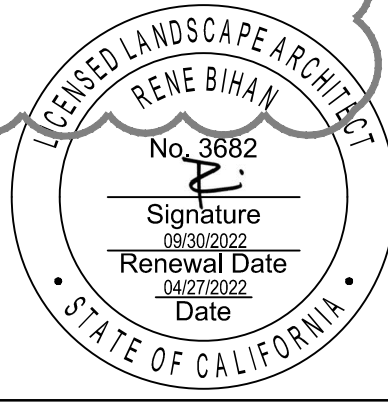
THE FOLLOWING RECOMMENDATIONS WILL HELP REDUCE IMPACTS TO TREES FROM DEVELOPMENT AND MAINTAIN AND IMPROVE THEIR HEALTH AND VITALITY THROUGH THE CLEARING, GRADING AND CONSTRUCTION PHASES.

DESIGN RECOMMENDATIONS

- ACCURATELY LOCATE THE TRUNKS OF TREES (HORIZONTALLY AND VERTICALLY) NOT ALREADY LOCATED FOR TREES TO BE PRESERVED (#415–417).
- INCLUDE TREES TO BE PRESERVED AND TREE PROTECTION ZONES (TPZs) ON ALL CONSTRUCTION PLANS.
- ENSURE THAT ALL PLANS INCLUDE THE NEW NUMBERING SYSTEM FOR THE TREES AND EVERYONE IS CLEAR WHICH TREES ARE BEING PRESERVED.
- PROJECT PLANS AFFECTING THE TREES SHALL BE REVIEWED BY THE CONSULTING ARBORIST WITH REGARD TO TREE IMPACTS. THESE INCLUDE, BUT ARE NOT LIMITED TO, DEMOLITION PLANS, SITE PLANS, IMPROVEMENT PLANS, UTILITY AND DRAINAGE PLANS, GRADING PLANS, AND LANDSCAPE AND IRRIGATION PLANS.
- A TREE PROTECTION ZONE SHALL BE ESTABLISHED AROUND EACH TREE TO BE PRESERVED. NO GRADING, EXCAVATION, CONSTRUCTION OR STORAGE OF MATERIALS SHALL OCCUR WITHIN THAT ZONE. TPZs ARE DEFINED IN TABLE 3 AND TABLE 4.
- NO UNDERGROUND SERVICES INCLUDING UTILITIES, SUB-DRAINS, WATER OR SEWER SHALL BE PLACED IN THE TREE PROTECTION ZONE.
- IRRIGATION SYSTEMS MUST BE DESIGNED SO THAT NO TRENCHING WILL OCCUR WITHIN THE TREE PROTECTION ZONE.
- AS TREES WITHDRAW WATER FROM THE SOIL, EXPANSIVE SOILS MAY SHRINK WITHIN THE ROOT AREA. THEREFORE, FOUNDATIONS, FOOTINGS AND PAVEMENTS ON EXPANSIVE SOILS NEAR TREES SHOULD BE DESIGNED TO WITHSTAND DIFFERENTIAL DISPLACEMENT.
- ANY HERBICIDES PLACED UNDER PAVING MATERIALS MUST BE SAFE FOR USE AROUND TREES AND LABELED FOR THAT USE.
- DO NOT LIME THE SUBSOIL WITHIN 50' OF ANY TREE. LIME IS TOXIC TO TREE ROOTS.

PRE-CONSTRUCTION TREATMENTS AND RECOMMENDATIONS

- THE DEMOLITION AND CONSTRUCTION SUPERINTENDENTS SHALL MEET WITH THE CONSULTING ARBORIST BEFORE BEGINNING WORK TO REVIEW ALL WORK PROCEDURES, ACCESS ROUTES, STORAGE AREAS AND TREE PROTECTION MEASURES.
- FENCE ALL TREES TO BE RETAINED TO COMPLETELY ENCLOSE THE TREE PROTECTION ZONE PRIOR TO DEMOLITION, GRUBBING OR GRADING. FENCES SHALL BE 6 FT. CHAIN LINK OR EQUIVALENT AS APPROVED Y THE CONSULTING ARBORIST. FENCES ARE TO REMAIN UNTIL ALL GRADING AND CONSTRUCTION IS COMPLETED.
- WHERE DEMOLITION MUST OCCUR CLOSE TO TREES. SUCH AS REMOVING CURB AND PAVEMENT, INSTALL TEMPORARY TRUNK PROTECTION DEVICES SUCH AS WINDING SILT SOCK WATTLE OR WOOD PLANKS AROUND TRUNKS OR STACKING HAY BALES AROUND TREE TRUNKS TO A HEIGHT OF APPROXIMATELY 5'. ANY LOW BRANCHES THAT ARE WITHIN THE WORK ZONE SHOULD ALSO BE PROTECTED. REMOVE TRUNK PROTECTION AFTER DEMOLITION IS COMPLETED AND INSTALL PROTECTIVE FENCE AT THE LIMITS OF THE TREE PROTECTION ZONE. DO NOT RETAIN WATTLE AROUND TREE TRUNKS FOR MORE THAN 2–3 WEEKS TO AVOID DAMAGING TRUNKS FROM EXCESS MOISTURE.
- TREES MAY REQUIRE PRUNING TO PROVIDE CONSTRUCTION CLEARANCE. ALL PRUNING SHALL BE COMPLETED BY A CERTIFIED ARBORIST OR TREE WORKER AND ADHERE TO THE LATEST EDITION OF THE ANSI Z133 AND A300 STANDARDS AS WELL AS THE 'BEST MANAGEMENT PRACTICES–TREE PRUNING' PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE. BRUSH SHALL BE CHIPPED AND SPREAD BENEATH THE TREES WITHIN THE TREE PROTECTION ZONE.
- TREE(S) TO BE REMOVED THAT HAVE BRANCHES EXTENDING INTO THE CANOPY OF TREE(S) TO REMAIN MUST BE REMOVED BY A QUALIFIED ARBORIST AND NOT BY CONSTRUCTION CONTRACTORS. THE QUALIFIED ARBORIST SHALL REMOVE THE TREE IN A MANNER THAT CAUSES NO DAMAGE TO THE TREE(S) AND UNDERSTORY TO REMAIN. TREE STUMPS SHALL BE GROUND 12" BELOW GROUND SURFACE.
- ALL TREE WORK SHALL COMPLY WITH THE MIGRATORY BIRD TREATY ACTS AS WELL AS CALIFORNIA FISH AND WILDLIFE CODE 3503–3513 TO NOT DISTURB NESTING BIRDS. TREE PRUNING AND REMOVAL SHOULD BE SCHEDULED OUTSIDE OF THE BREEDING SEASON TO AVOID SCHEDULING DELAYS. BREEDING BIRD SURVEYS SHOULD BE CONDUCTED PRIOR TO TREE WORK. QUALIFIED BIOLOGISTS SHOULD BE INVOLVED IN ESTABLISHING WORK BUFFERS FOR ACTIVE NESTS.
- TREES TO BE REMOVED SHALL BE FELLED SO AS TO FALL AWAY FROM TREE PROTECTION ZONE AND AVOID PULLING AND BREAKING OF ROOTS OF TREES TO REMAIN. IF ROOTS ARE ENTWINED, THE CONSULTING ARBORIST MAY REQUIRE FIRST SEVERING THE MAJOR WOODY ROOT MASS BEFORE EXTRACTING THE TREES, OR GRINDING THE STUMP BELOW GROUND.
- ALL DOWN BRUSH AND TREES SHALL BE REMOVED FROM THE TREE PROTECTION ZONE EITHER BY HAND, OR WITH EQUIPMENT SITTING OUTSIDE THE TREE PROTECTION ZONE. EXTRACTION SHALL OCCUR BY LIFTING THE MATERIAL OUT, NOT BY SKIDDING ACROSS THE GROUND. BRUSH SHALL BE CHIPPED AND SPREAD BENEATH THE TREES WITHIN THE TREE PROTECTION ZONE.

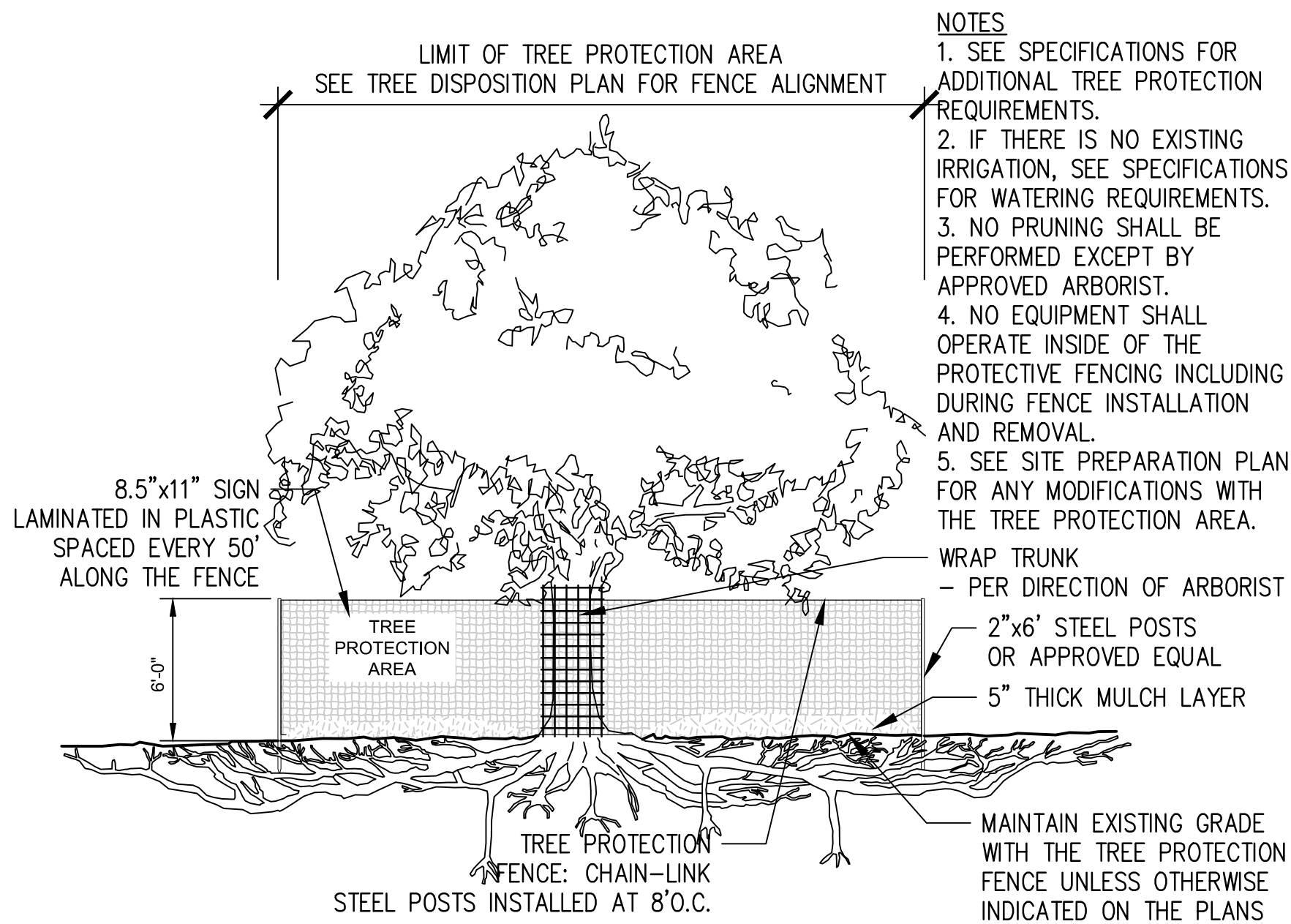
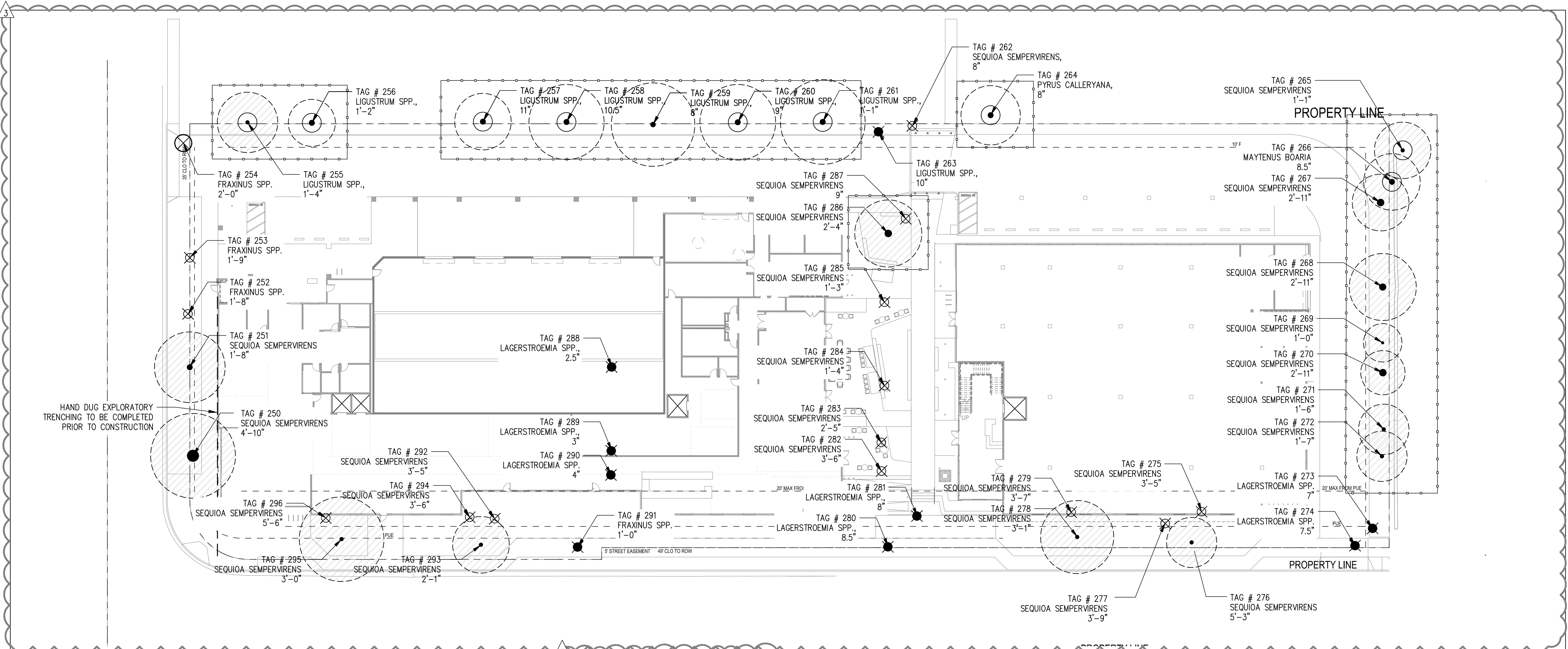


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500 & 550 ELLIS ST.
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NOTES LEDEDS AND
SCHEDULE

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NOTES

1. SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
2. IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
3. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4. NO EQUIPMENT SHALL OPERATE INSIDE OF THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
5. SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.

WRAP TRUNK - PER DIRECTION OF ARBORIST

2"x6" STEEL POSTS OR APPROVED EQUAL

5" THICK MULCH LAYER

MAINTAIN EXISTING GRADE WITH THE TREE PROTECTION FENCE UNLESS OTHERWISE INDICATED ON THE PLANS

TREE DISPOSITION LEGEND

SYMBOL/KEY	DESCRIPTION	QUANTITY
	EXISTING HERITAGE TREE, TO PROTECT IN PLACE	3
	OFFSITE EXISTING HERITAGE TREE, TO PROTECT IN PLACE	2
	OFFSITE EXISTING TREE TO PROTECT IN PLACE	7
	EXISTING TREE TO PROTECT IN PLACE	1
	EXISTING TREE TO BE REMOVED	9
	HERITAGE TREE, TO BE REMOVED	14
	OFFSITE EXISTING HERITAGE TREE, TO BE REMOVED	1
	TREE PROTECTION FENCING ZONE	5

GENERAL

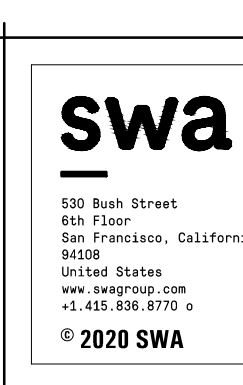
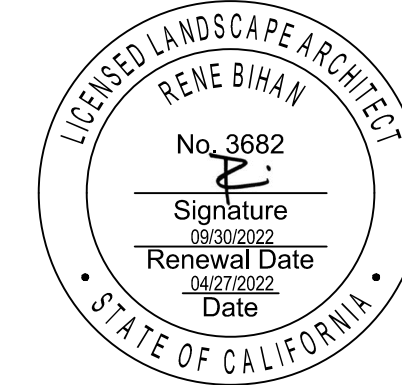
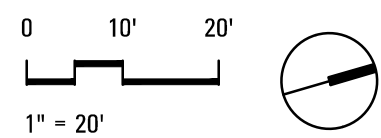
SYMBOL/KEY	DESCRIPTION
	LIMIT OF WORK
	PLANTING AREA
	EXISTING PAVING TO REMAIN
	EXISTING TREE

CITY OF MOUNTAIN VIEW URBAN TREE PROTECTION REQUIREMENTS

ORDINANCE NO. 4.11 (3/1/11) CHAPTER 32, ARTICLE II, PROTECTION OF URBAN FOREST PROTECTS HERITAGE TREES WITHIN THE CITY. HERITAGE TREES ARE DEFINED AS:

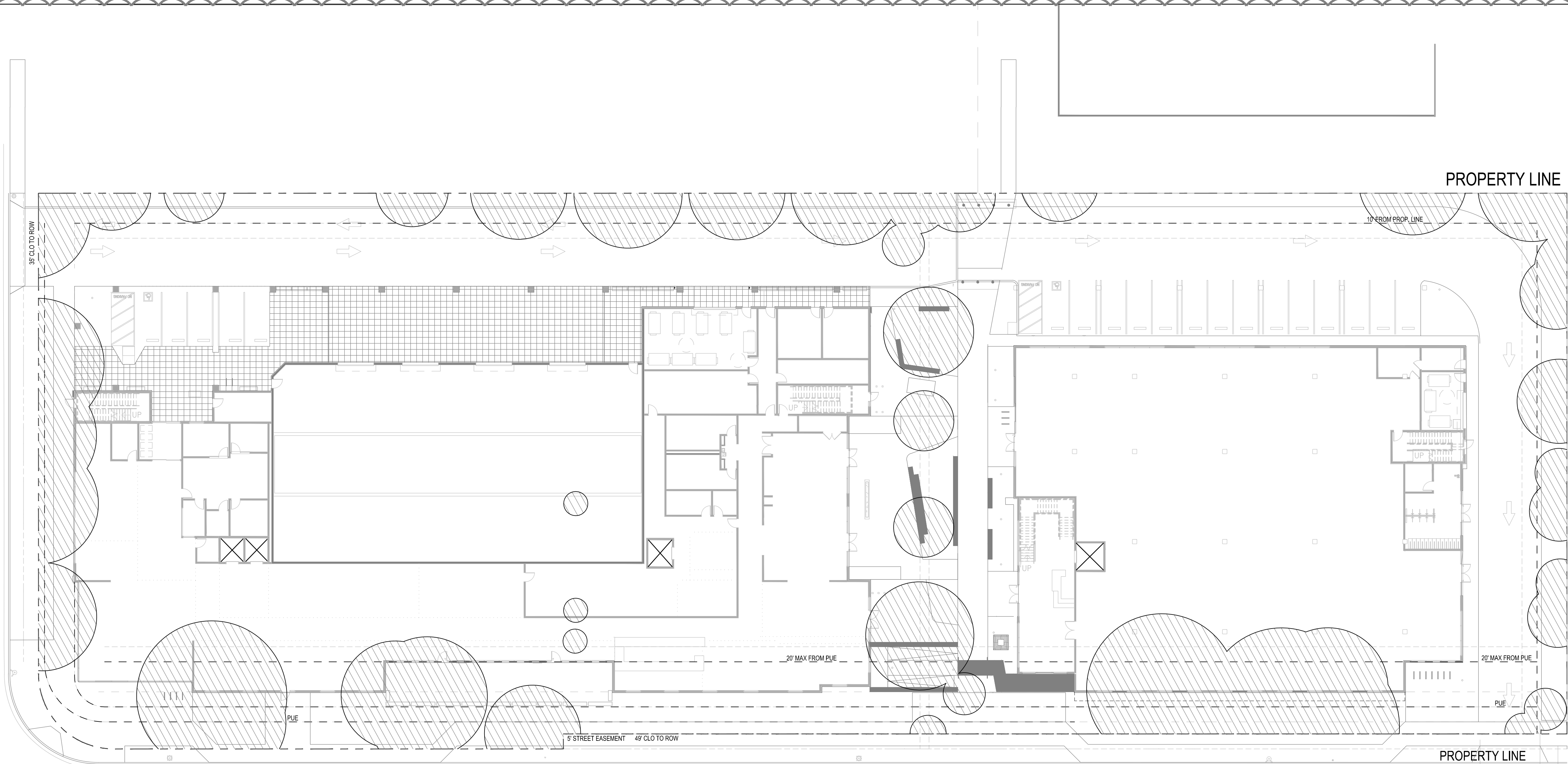
1. A TREE WHICH HAS A TRUNK WITH A CIRCUMFERENCE OF 48 INCHES (15 INCHES DIAMETER) OR MORE MEASURED AT FIFTY-FOUR (54) INCHES ABOVE NATURAL GRADE;
2. A MULTI-BRANCHED TREE WHICH HAS MAJOR BRANCHES BELOW FIFTY-FOUR (54) INCHES ABOVE THE NATURAL GRADE WITH A CIRCUMFERENCE OF 48 INCHES MEASURED JUST BELOW THE FIRST MAJOR TRUNK FORK.
3. ANY QUERCUS (OAK), SEQUOIA (REDWOOD), OR CEDRUS (CEDAR) TREE WITH A CIRCUMFERENCE OF 12 INCHES (4 INCHES DIAMETER) OR MORE WHEN MEASURED AT FIFTY-FOUR (54) INCHES ABOVE NATURAL GRADE;
4. A TREE OR GROVE OF TREES DESIGNATED BY RESOLUTION OF THE CITY COUNCIL TO BE OF SPECIAL HISTORICAL VALUE OR OF SIGNIFICANT COMMUNITY BENEFIT.

HERITAGE TREES ARE REQUIRED TO BE MAINTAINED AND PRESERVED IN A, "STATE OF GOOD HEALTH." THEY MAY NOT BE "INJURED, DAMAGED, DESTROYED, MOVED OR REMOVED" WITHOUT A HERITAGE TREE REMOVAL PERMIT.



500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA
TREE DISPOSITION & PROTECTION PLAN

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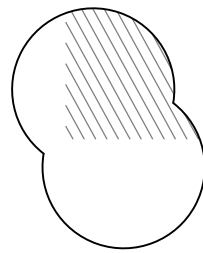
GENERAL

SYMBOL/KEY	DESCRIPTION
---	LIMIT OF WORK
PA	PLANTING AREA
	EXISTING PAVING TO REMAIN
	EXISTING TREE

LEGEND

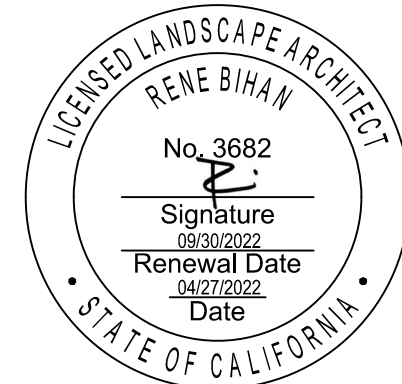


EXISTING TREE CANOPY



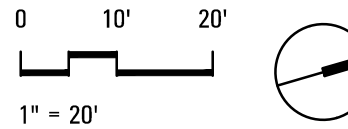
*Note - all canopy extending beyond the property line does not count towards the existing canopy coverage square footage

EXISTING TREE CANOPY	30.1% COVERAGE
EXISTING TREE CANOPY	17,908 SF
CANOPY TOTAL	17,908 SF
TOTAL SITE SCOPE AREA	92,356 SF
EXS. BUILDING FOOTPRINT	32,881 SF
SITE SCOPE AREA	59,475 SF



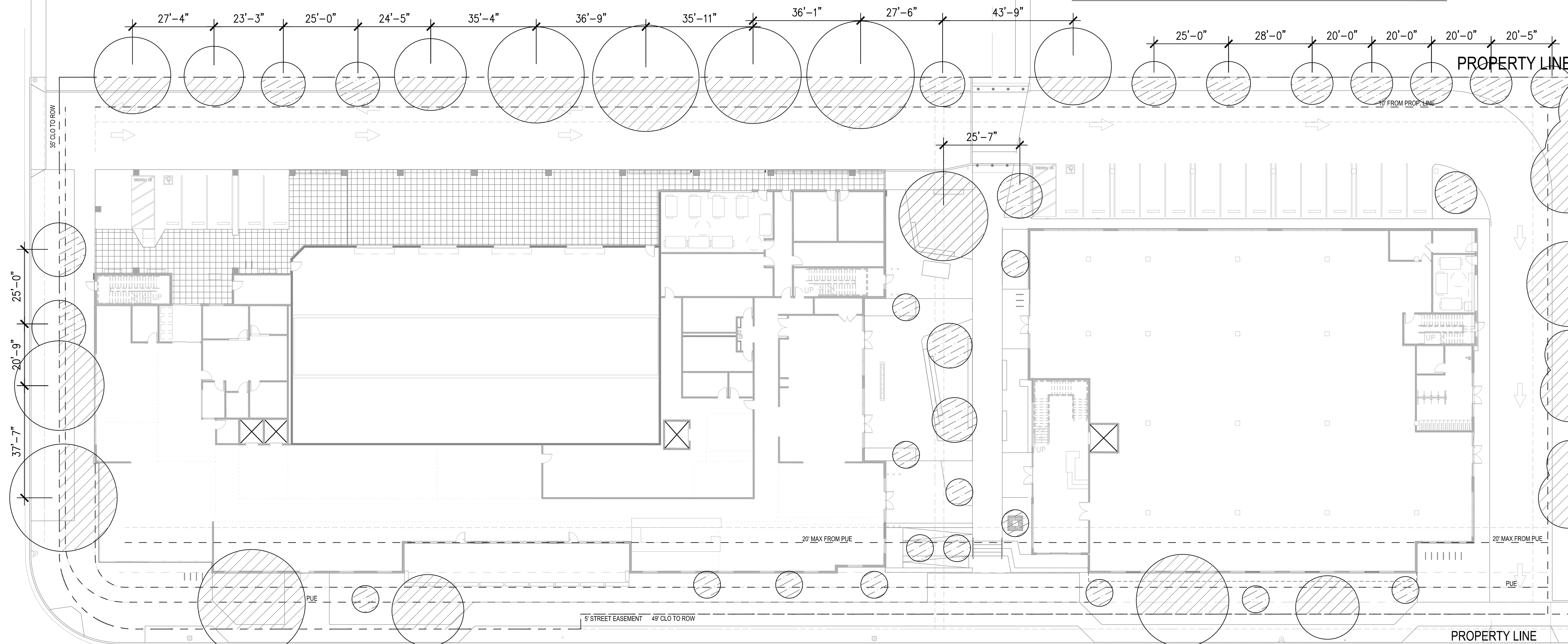
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500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA
TREE COVERAGE PLAN -
EXISTING CONDITIONS



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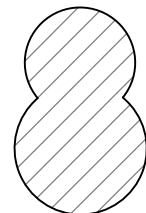
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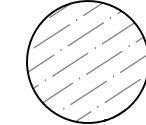
GENERAL

SYMBOL/KEY	DESCRIPTION
	LIMIT OF WORK
	PLANTING AREA
	EXISTING PAVING TO REMAIN
	EXISTING TREE

LEGEND



EXISTING TREE CANOPY



PROPOSED TREE CANOPY

AT-CONSTRUCTION TREE CANOPY 23.6% COVERAGE

EXISTING TREE CANOPY 7,830 SF

AT-CONSTRUCTION TREE CANOPY AREA 2,888 SF

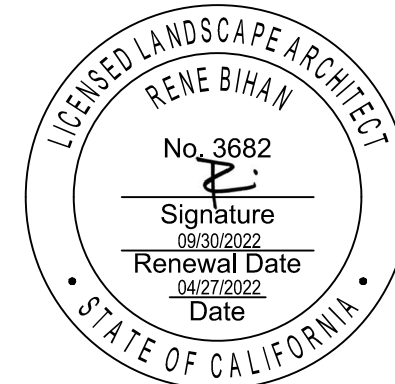
PROPOSED TREES

CANOPY TOTAL 10,718 SF

TOTAL SITE SCOPE AREA 92,356 SF

PROPOSED BUILDING FOOTPRINT 46,972 SF

SITE SCOPE AREA 45,384 SF



swa

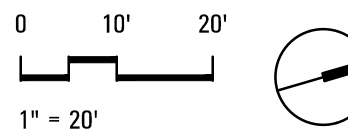
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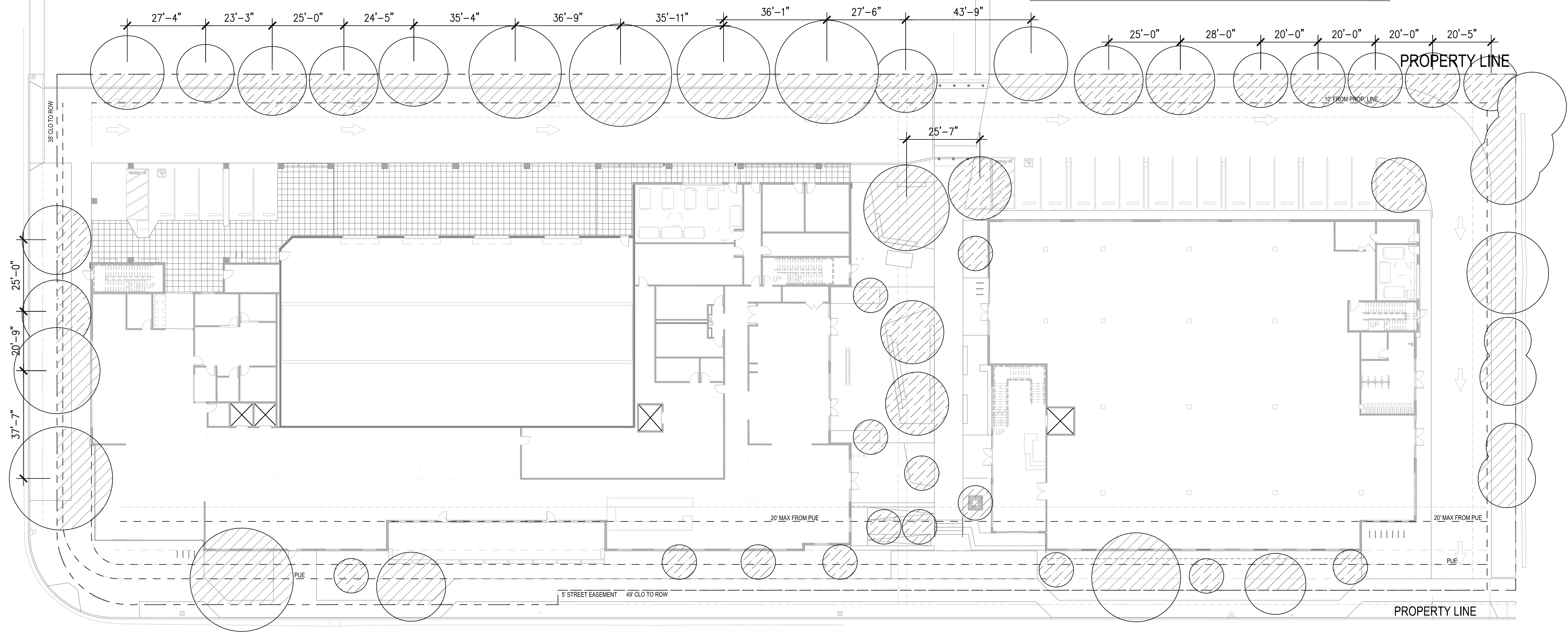
500 & 550 ELLIS ST.
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TREE COVERAGE PLAN - AT
CONSTRUCTION COMPLETION



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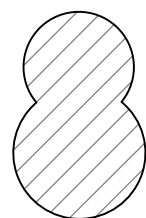
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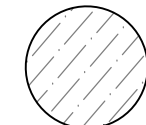
GENERAL

SYMBOL/KEY	DESCRIPTION
---	LIMIT OF WORK
PA	PLANTING AREA
EXISTING PAVING TO REMAIN	EXISTING PAVING TO REMAIN
EXISTING TREE	EXISTING TREE

LEGEND

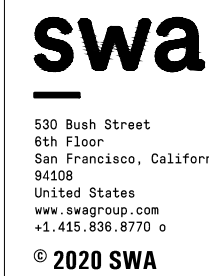
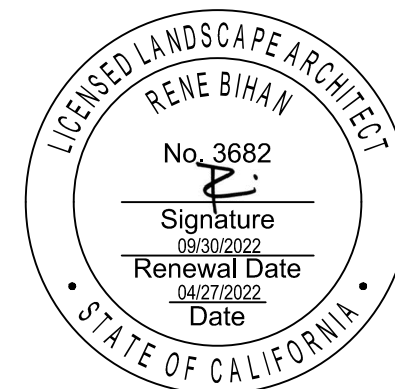


EXISTING TREE CANOPY



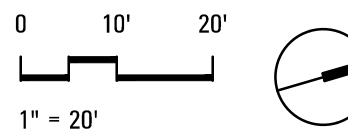
PROPOSED TREE CANOPY

YEAR 5-10 CANOPY COVERAGE	29.6% COVERAGE
EXISTING TREE CANOPY	7,830 SF
5-10 YEAR TREE CANOPY AREA	5,590 SF
PROPOSED TREES	
CANOPY TOTAL	13,420 SF
TOTAL SITE SCOPE AREA	92,356 SF
EXS. BUILDING FOOTPRINT	46,972 SF
SITE SCOPE AREA	45,384 SF

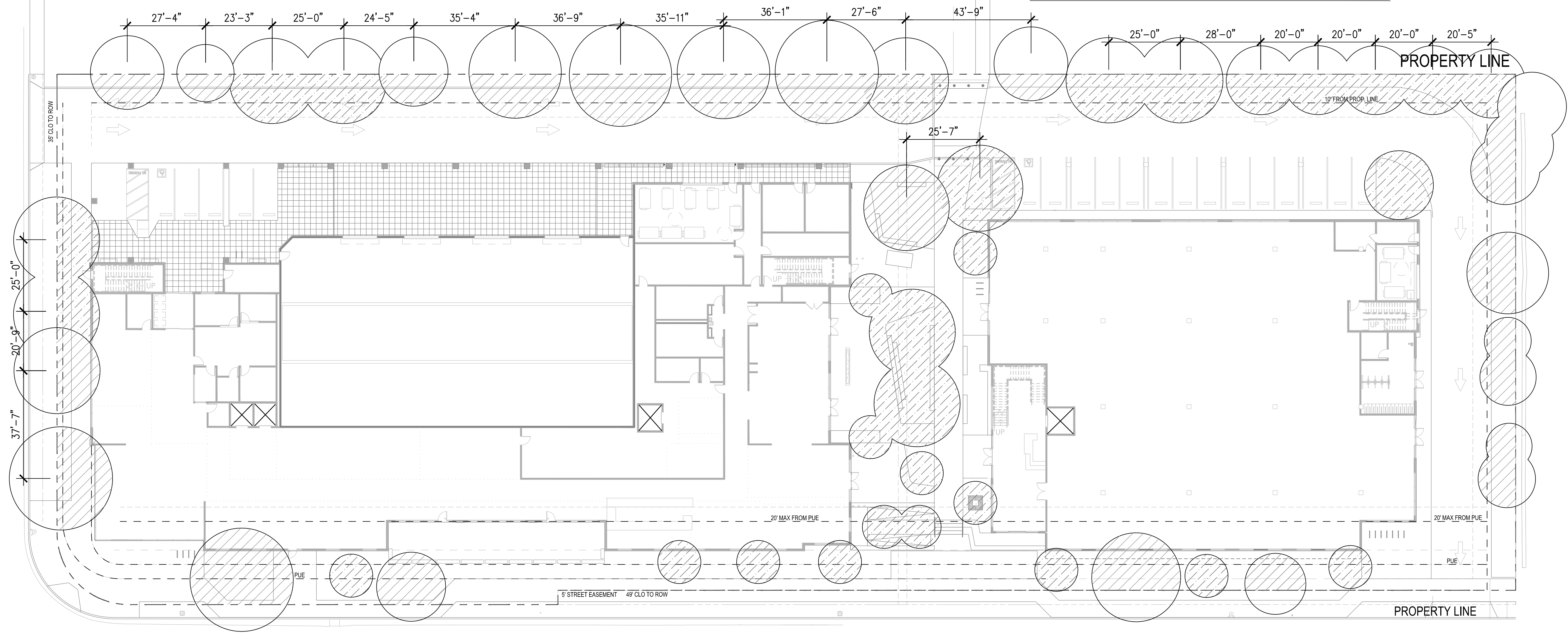


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500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA
TREE COVERAGE PLAN -
5 - 10 YEARS



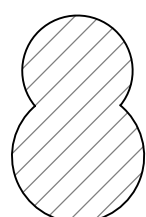
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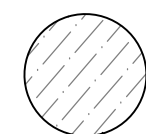
GENERAL

SYMBOL/KEY	DESCRIPTION
---	LIMIT OF WORK
PA	PLANTING AREA
EXISTING PAVING TO REMAIN	EXISTING PAVING TO REMAIN
EXISTING TREE	EXISTING TREE

LEGEND

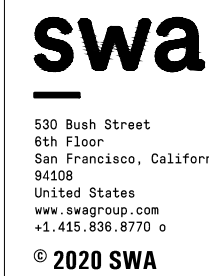
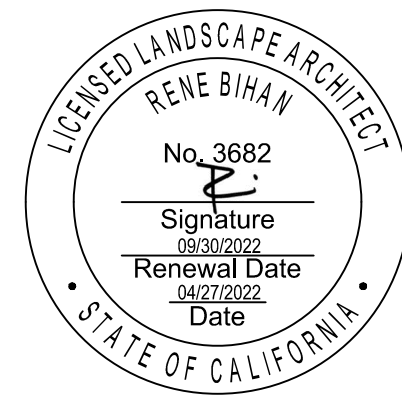


EXISTING TREE CANOPY



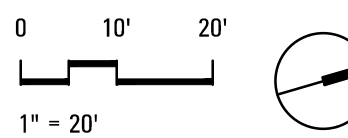
PROPOSED TREE CANOPY

FULL MATURITY CANOPY COVERAGE	36.4% COVERAGE
EXISTING TREE CANOPY	7,830 SF
TREE CANOPY AREA	8,685 SF
PROPOSED TREES	
CANOPY TOTAL	16,515 SF
TOTAL SITE SCOPE AREA	92,356 SF
EXS. BUILDING FOOTPRINT	46,972 SF
SITE SCOPE AREA	45,384 SF



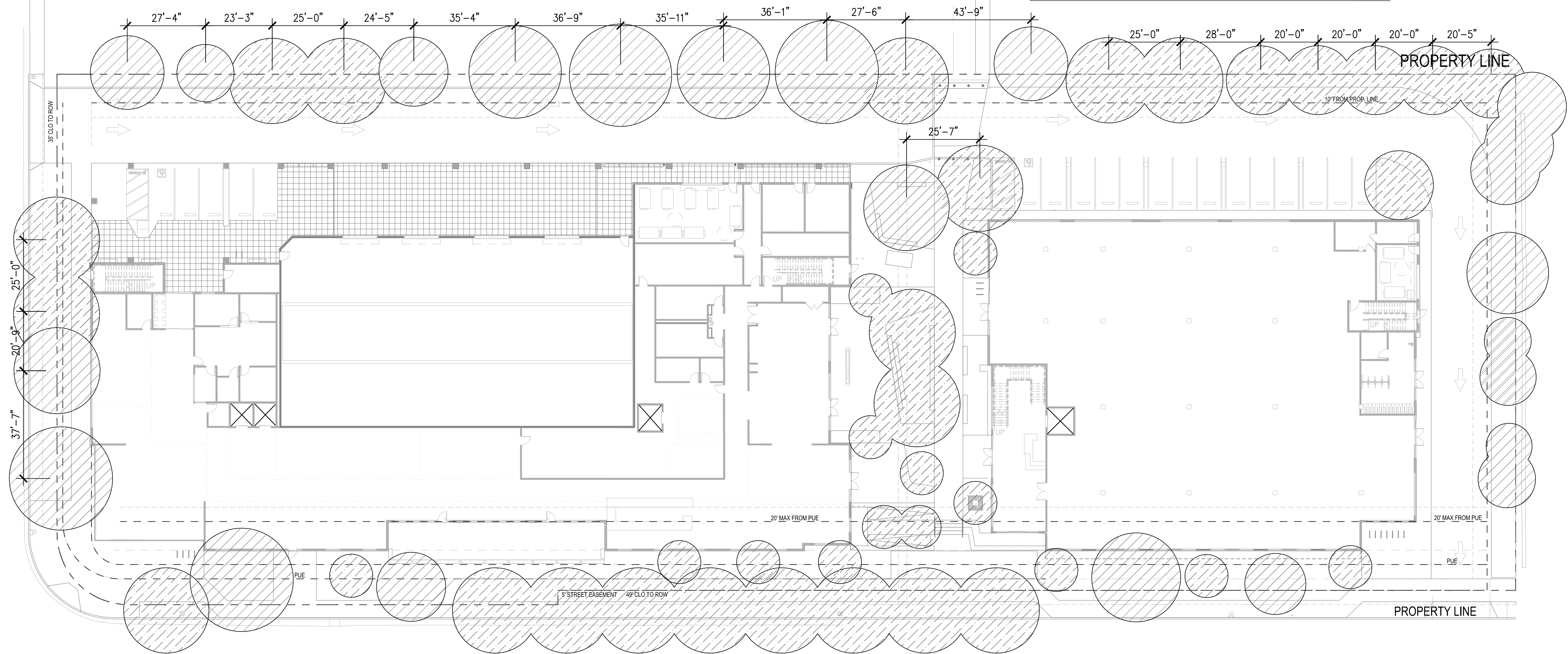
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MOUNTAIN VIEW, CA
TREE COVERAGE PLAN -
FULL GROWTH



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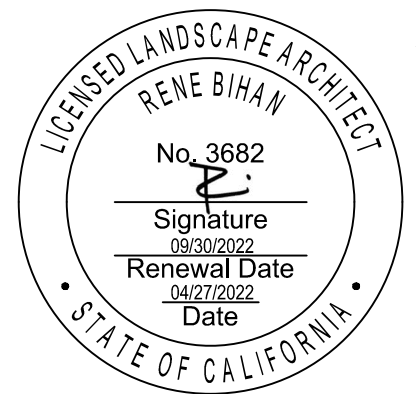
GENERAL

SYMBOL/KEY	DESCRIPTION
---	LIMIT OF WORK
PA	PLANTING AREA
EXISTING PAVING TO REMAIN	EXISTING PAVING TO REMAIN
EXISTING TREE	EXISTING TREE

LEGEND

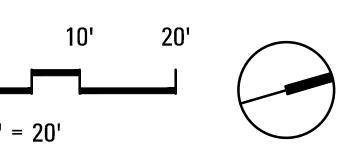
- EXISTING TREE CANOPY
- PROPOSED TREE CANOPY

FULL MATURITY CANOPY COVERAGE	64.5% COVERAGE
EXISTING TREE CANOPY	13,577 SF
TREE CANOPY AREA	15,886 SF
PROPOSED TREES	
CANOPY TOTAL	29,443 SF
TOTAL SITE SCOPE AREA	92,356 SF
EXS. BUILDING FOOTPRINT	46,972 SF
SITE SCOPE AREA	45,384 SF



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500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA
TREE COVERAGE PLAN - FULL
GROWTH - OFFISTE INCLUDED



Date	08/04/2023
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Sheet	11x17;
	L0.09

GROUND COVER / SHRUBS

SYMBOL	KEY / COMMON NAME	SCIENTIFIC NAME	SIZE/SPACING	WUCOLS	SQ. FT.	NOTES
	CAR_DI EUROPEAN GREY SEDGE	CAREX DIVULSA	1 GAL 12" O.C.	LOW	5813	TRI-SPACING
	PIT_CO COMPACT PITTOSPORUM	PITTOSPORUM COMPACTUM	5 GAL 36" O.C.	MEDIUM	921	TRI-SPACING
	LOM_LON DWARF MAT RUSH	LOMANDRA LONGIFOLIA 'BREEZE'	5 GAL 30" O.C.	LOW	3911	TRI-SPACING
	MAH_SO SOFT CARESS MAHONIA	MAHONIA 'SOFT CARESS'	5 GAL 24" O.C.	LOW	546	TRI-SPACING
	PSO_MIX (50%)GOLDEN VARIEGATED SWEET FLAG (50%)CORSICAN HELLEBORE	ACORUS GRAMINEUS 'OGON' HELLEBORUS ARGUTIFOLIUS	1 GAL 18" O.C.	HIGH	749	TRI-SPACING
	GRS_MIX (33%)CALIFORNIA FESCUE (33%)SPREADING RUSH (33%)COMMON YARROW	FESTUCA CALIFORNICA JUNCUS PATENS ACHILLEA MILLEFOLIUM	1 GAL 24" O.C.	LOW	457	TRI-SPACING

TREE

SYMBOL	KEY/COMMON NAME	SCIENTIFIC NAME	HEIGHT/WIDTH	QUANTITY	WUCOLS	REMARKS/SIZE
	TIL_TOM SILVER LINDEN	TILIA TOMENTOSA	50-70' TALL 25-35' WIDE	13	LOW	24" BOX*
	ARB_MAR MARINA STRAWBERRY TREE	ARBUTUS X 'MARINA'	20-30' TALL 20-30' WIDE	4	LOW	36" BOX*
	CHL_VIR CHINESE FRINGE TREE	CHIONATHUS VIRGINICUS	12-20' TALL 12-20' WIDE	7	MODERATE	24" BOX*
	ACE_FRE FREEMAN'S MAPLE	ACER X FREEMANII	40-60' TALL 20-40' WIDE	2	MODERATE	24" BOX*
	GNK_BIL GINKGO TREE	GINKGO BILOBA	40-60' TALL 20-40' WIDE	6	MODERATE	36" BOX
	LAG_IND MUSKOGEE GRAPE MYRTLE	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE'	20-25' TALL 10-15' WIDE	7	LOW	24" BOX*

TREE DISPOSITION LEGEND

SYMBOL/KEY	DESCRIPTION	QUANTITY	
	EXISTING HERITAGE TREE, TO PROTECT IN PLACE	13	(D) NOTES DESIGNATED TREES. DASH REPRESENTS TREE DRIPLINE
	OFFSITE EXISTING HERITAGE TREE, TO PROTECT IN PLACE	2	
	OFFSITE EXISTING TREE TO PROTECT IN PLACE	7	
	EXISTING TREE TO PROTECT IN PLACE	1	
	EXISTING TREE TO BE REMOVED	9	SEE PLAN FOR LOCATIONS 1:1 REPLACEMENT RATIO
	HERITAGE TREE, TO BE REMOVED	14	2:1 REPLACEMENT RATIO
	OFFSITE EXISTING HERITAGE TREE, TO BE REMOVED	1	1:1 REPLACEMENT RATIO
	TREE PROTECTION FENCING ZONE	5	1 LO.04

TREE DISPOSITION RATIOS

*HERITAGE TREES REMOVED
TO BE REPLACED AT A 2:1 RATIO

*NON-HERITAGE TREES REMOVED
TO BE REPLACED AT A 1:1
RATIO

METRICS

TOTAL EXISTING HERITAGE
TREES REMOVED: 15

TREE REPLACEMENT MINIMUM
BASED ON 1:1 REPLACEMENT
AND 2:1 HERITAGE
REPLACEMENT: 39
TOTAL TREES PROPOSED: 39

SITE TREE CANOPY COVERAGE:

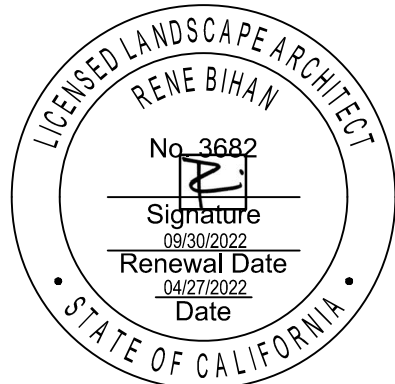
EXISTING: 30.1%
AT CONSTRUCTION: 26.3%
5-10 YEARS: 29.6%
FULL GROWTH: 36.4%
FULL GROWTH
OFFSITE INCLUDED: 64.5%

LAYOUT NOTES

1. VERIFY LOCATION OF ALL BUILDINGS, WALLS, ROADS AND CURBS AFFECTING LANDSCAPE SCOPE OF WORK WITH ARCHITECTURAL AND CIVIL ENGINEER'S DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL CURRENT BUILDING GROUND FLOOR PLANS.
2. VERIFY LOCATION OF ALL VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUIT AND PIPING, DRAINAGE STRUCTURES AND OTHER UTILITIES WITH THE APPROPRIATE ENGINEERING DRAWINGS. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH LANDSCAPE SCOPE.
3. TAKE ALL DIMENSIONS FROM FACE OF CURB, WALL OR BUILDING OR TO CENTERLINE OF COLUMNS OR TREES UNLESS OTHERWISE NOTED. ALL MEASUREMENTS TO DESIGNATED CENTERLINE(S).
4. TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, WORK LINE, FACE OF BUILDING, FACE OF WALL, OR CENTERLINE.
5. ALL DIMENSIONS TAKEN TO CENTERLINE OF BUILDING COLUMN SHALL MEAN THE FIRST ROW OF COLUMNS CLOSEST TO THE FACE OF THE BUILDING. SEE ARCHITECT'S DRAWINGS FOR CORRESPONDING COLUMN LINES.
6. ALL ANGLES TO BE 90 DEGREES AND ALL LINES OF PAVING AND FENCING TO BE PARALLEL UNLESS NOTED OTHERWISE. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS NOTED ON THE DRAWINGS.
7. HOLD TOPS OF WALLS AND FENCES LEVEL UNLESS NOTED OTHERWISE.
8. REFERENCE TO NORTH REFERS TO PLAN NORTH, REFERENCE TO SCALE IS FOR FULL-SIZED DRAWINGS ONLY. DO NOT SCALE FROM REDUCED DRAWINGS.
9. DIMENSIONS TAKE PRESCIENCE OVER SCALES SHOWN ON DRAWINGS.
10. NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRESCIENCE OVER GENERAL NOTES AND TYPICAL DETAILS..
11. WHERE NOT SHOWN ON LANDSCAPE DRAWINGS, SEE CIVIL ENGINEER'S DRAWINGS FOR ROADWAY CENTERLINES, BUILDING SETBACKS AND BENCH MARKS.
12. ALL CONCRETE SLABS AND RAMP OR STEP FOOTINGS SHALL BE DOWELED INTO ABUTTING WALLS, FOUNDATIONS AND FOOTINGS USING BARS OF THE SAME SIZE AND SPACING UNLESS NOTED OTHERWISE. SEE JOINTING DETAILS.

PLANTING NOTES

1. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREE INSTALLED ON GRID OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ALIGN TREES ACROSS WALKS. ADJUST SPACING AS NECESSARY, SUBJECT TO REVIEW BY THE LANDSCAPE ARCHITECT.
2. PROVIDE MATCHING SIZES AND FORMS FOR ALL HEDGE PLANTINGS. SPACE EQUALLY, ON GRID, TRIANGULARLY, AS SHOWN.
3. FORM 40 INCH WATERING BASIN AROUND ALL TREES NOT INSTALLED IN LAWN OR PAVED AREAS. FILL BASIN WITH 3 INCH LAYER OF GRAVEL MULCH.
4. PROVIDE HEADER TO SEPARATE ALL SHRUB AND GROUND COVER PLANTING AREAS.
5. EACH LOCATION OF ALL TREES SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
6. EXACT PLACEMENT OF HEADERS WILL BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
7. PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT LIST FOR KEY AND CLASSIFICATION.
8. FINISH ALL PLANTERS WITH 3" GRAVEL MULCH, SEE DRAWINGS.



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PLANTING SCHEDULE &
NOTES

Date 08/04/2023

Scale 24x36:
11x17:
Sheet

L4.00