

EXTERIOR IMPROVEMENTS

236 CASTRO ST MOUNTAIN VIEW CA 94041

hya

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PERSPECTIVE VIEW



PROJECT DESCRIPTION

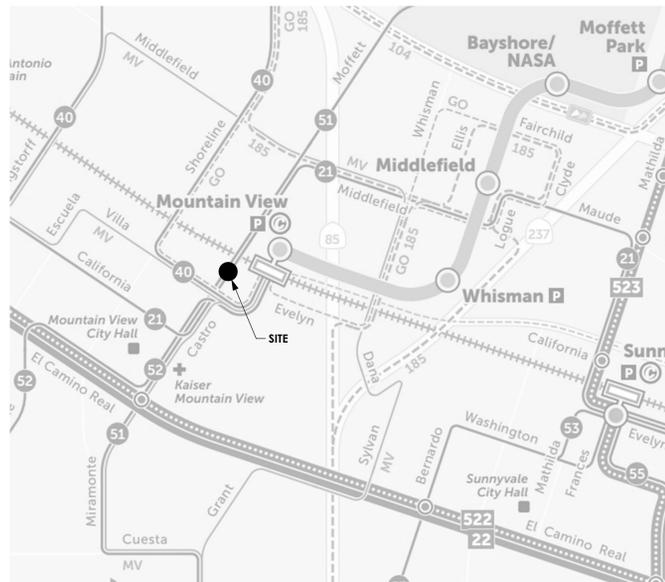
THIS PROJECT CONSISTS OF IMPROVEMENTS TO AN EXISTING 2-STORY BUILDING WITH A VACANT GROUND FLOOR AND OFFICE SPACE ON THE SECOND FLOOR. THE PRIMARY OBJECTIVE IS TO BEAUTIFY THE BUILDING'S EXTERIOR AND BRING MORE DAYLIGHT INTO THE NARROW FACADE THAT FACES CASTRO STREET. A SMALL ADDITION IS REQUIRED AT THE GROUND FLOOR TO BRING THE FACADE TO THE BUILD-TO-LINE ALONG THE STREET. EXTERIOR IMPROVEMENTS AT THE REAR AND SIDE FACADES ARE ALSO PROPOSED. SEISMIC IMPROVEMENTS INCLUDE EMBEDDING A STEEL FRAME IN THE NEW FACADE.

THE NEW DESIGN PROPOSES TO SATISFY THE UPDATED ZONING GUIDELINES FOR THE DOWNTOWN HISTORIC DISTRICT AND ANTICIPATES THE NEW PEDESTRIAN MALL STANDARDS.

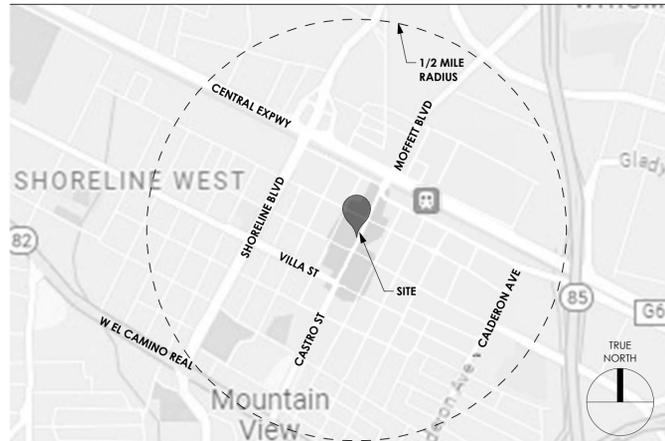
EXTERIOR IMPROVEMENTS INCLUDE:

- NEW FACADE AND GLAZING FACING CASTRO STREET
- NEW WINDOWS AND FACADE MATERIALS AT REAR FACADE
- REPLACE ALL EXTERIOR WINDOWS AND DOORS
- PAINT EXISTING EXTERIOR WALLS
- TALLER PARAPETS, NEW ROOFING AND NEW SKYLIGHTS
- ENLARGE EXISTING TRASH ROOM
- NEW MECHANICAL ROOF SCREEN
- NEW EXTERIOR LIGHTING

TRANSIT MAP



VICINITY MAP



ZONING COMPLIANCE TABLE

ZONING COMPLIANCE TABLE

DEVELOPMENT STANDARDS	HISTORIC RETAIL DISTRICT (P-19) AREA H	EXISTING	PROPOSED PROJECT	COMMENTS
TABLE H.1	PERMITTED USES	RETAIL, ART GALLERIES, PERSONAL SERVICES, OFFICE AT UPPER FLOORS	OFFICE ON SECOND FLOOR	OFFICE ON SECOND FLOOR CONFORMS
TABLE H.1	PROVISIONAL USES	RESTAURANT, BUSINESS SERVICE, OFFICES, MEDICAL SERVICES, HOTELS, THEATERS INDOOR RECREATION	VACANT ON GROUND FLOOR	UNKNOWN
TABLE H.2	HEIGHT	50' MAXIMUM HEIGHT, 10' STEP-BACK ABOVE 40'	28'-2"	29'-6 1/2" CONFORMS
TABLE H.2	FLOOR AREA RATIO	2.75 (ONLY APPLIES TO OFFICE)	4,262 SF / 2,932 SF = 1.45	1.45 OFFICE PORTION ONLY CONFORMS
TABLE H.2	BUILD-TO LINES ALONG STREETS	TO BACK OF THE SIDEWALK	4'-10" FROM EASEMENT 11'-10" FROM PROPERTY LINE	ON EASEMENT LINE 7'-0" FROM PROPERTY LINE CONFORMS
TABLE H.2	SIDE AND REAR YARD SETBACKS	NONE	NONE	CONFORMS
TABLE H.2	MINIMUM GROUND FLOOR HEIGHT	10' (FINISH FLOOR TO CEILING CLEAR)	10'-0"	13'-4 3/4" CONFORMS
TABLE H.2	BUILDING COVERAGE	UP TO 100 PERCENT	95%	95% CONFORMS
TABLE H.2	MAXIMUM BUILDING LENGTH	125' ALONG CASTRO STREET FRONTAGE	22'-0"	22'-0" CONFORMS
TABLE II-1	PARKING	NOT REQUIRED	IN DISTRICT	IN DISTRICT CONFORMS*
SEC IIC(4)	BICYCLE PARKING	ONLY REQUIRED WHEN VEHICLE PARKING IS PROVIDED ON-SITE	NONE	NONE CONFORMS
TABLE A	TRASH AND RECYCLING	SPACE FOR TWO 2-YARD BINS MINIMUM	NONE	TWO 2-YARD BINS CONFORMS

* SITE IS WITHIN 1/2 MILE RADIUS OF MAJOR TRANSIT STATION. AB-2097 APPLIES. TRAFFIC DEMAND MANAGEMENT NOT REQUIRED. PARKING IN LIEU FEES DO NOT APPLY

PROJECT DATA

SITE DATA:		
PARCEL NUMBER	158-13-060	
ZONING	P(19) DOWNTOWN PRECISE PLAN, AREA H	
LOT AREA/ACRES	0.06 ACRES	
LOT AREA/SF	2,932 SF GROSS	
SITE COVERAGE	2,778 SF = 22' x 126'-3 1/2" (NO CHANGE)	
FLOOR AREA		
	2,776 SF GROUND FLOOR EXISTING - VACANT, USE UNKNOWN	
	4,262 SF SECOND FLOOR EXISTING - OFFICE USE	
	7,038 SF TOTAL EXISTING	
	58 SF GROUND FLOOR ADDITION	
	22 SF GROUND FLOOR ALCOVE	
	83 SF SECOND FLOOR INCLUDING NEW BRICK FINISH	
	88 SF TOTAL ADDITION	
	7,126 SF TOTAL PROPOSED	
	7,126 / 2,932 = 2.43 FAR	
FLOOR AREA RATIO (FAR)		
FLOOD ZONE		AREA WITH REDUCED FLOOD RISK DUE TO LEVEE, ZONE X
PARKING DISTRICT		NO PARKING REQUIRED
BUILDING DATA:		
CONSTRUCTION	TYPE VB	ALLOWABLE AREAS:
OCCUPANCY	A-2 & B	ALLOWABLE FLOORS: 4
FIRE SPRINKLERS	YES, EXISTING	TOTAL ALLOWED: 54,000 SF
NUMBER OF STORIES	2	
APPLICABLE CODES AND REGULATIONS:		
BUILDING CODE	2022 CBC (2022 CALIFORNIA BUILDING CODE, TITLE 24, PART 2)	
ELECTRICAL CODE	2022 CEC (2022 CALIFORNIA ELECTRICAL CODE, TITLE 24, PART 3)	
MECHANICAL CODE	2022 CMC (2022 CALIFORNIA MECHANICAL CODE, TITLE 24, PART 4)	
PLUMBING CODE	2022 CPC (2022 CALIFORNIA PLUMBING CODE, TITLE 24, PART 5)	
ENERGY CODE	2022 CEC (2022 CALIFORNIA ENERGY CODE, TITLE 24, PART 6)	
FIRE CODE	2022 CFC (2022 CALIFORNIA FIRE CODE, TITLE 24, PART 9, APPENDICES B & C)	
GREEN BUILDING	2022 CALGREEN (2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, TITLE 24, PART 11)	
MUNICIPAL CODE	MVMC (MOUNTAIN VIEW MUNICIPAL CODE) DOWNTOWN PRECISE PLAN, DEC 2022	

DRAWING INDEX

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COVER SHEET

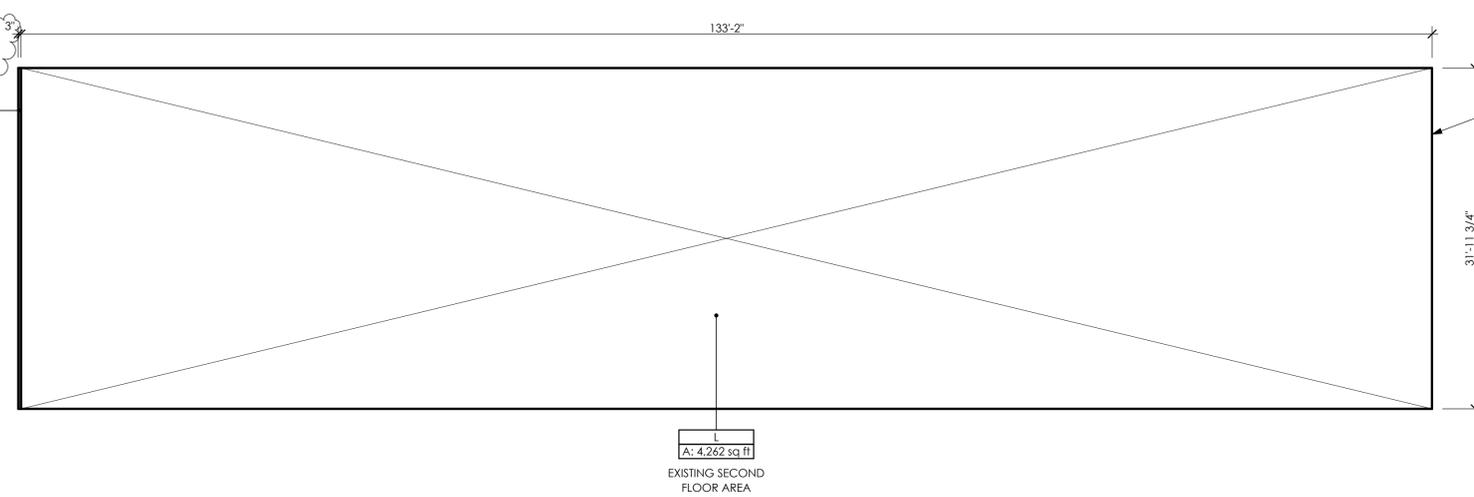
A.1

GROUND FLOOR GLAZING AREAS @ CASTRO STREET

PANEL	SIZE	AREA (SQ FT)
A	4 x 10'-10 1/2"	43.54
B	6'-4" x 12'-4 1/2"	83.24
C	4 x 10'-10 1/2"	43.54
TOTAL GLAZING AREA		170.32
FACADE AREA - 22'-0" x 13'-8 1/2"		301.92
GLAZING PERCENTAGE		56.41%

FAR CALCULATIONS			
STORY	ID	QTY	AREA
GROUND FLOOR	A	1	519
	B	1	186
	C	1	739
	D	1	1,332
	E	1	18
	F	2	26
	G	2	6
	H	1	22
	I	1	5
	J	1	3
SECOND FLOOR	K	1	4,262
	L	1	4,270
			7,126 SF

NEW SECOND FLOOR AREA, DUE TO BRICK FINISH AND MORTAR THICKNESS BEING APPLIED TO EXISTING CMU WALL

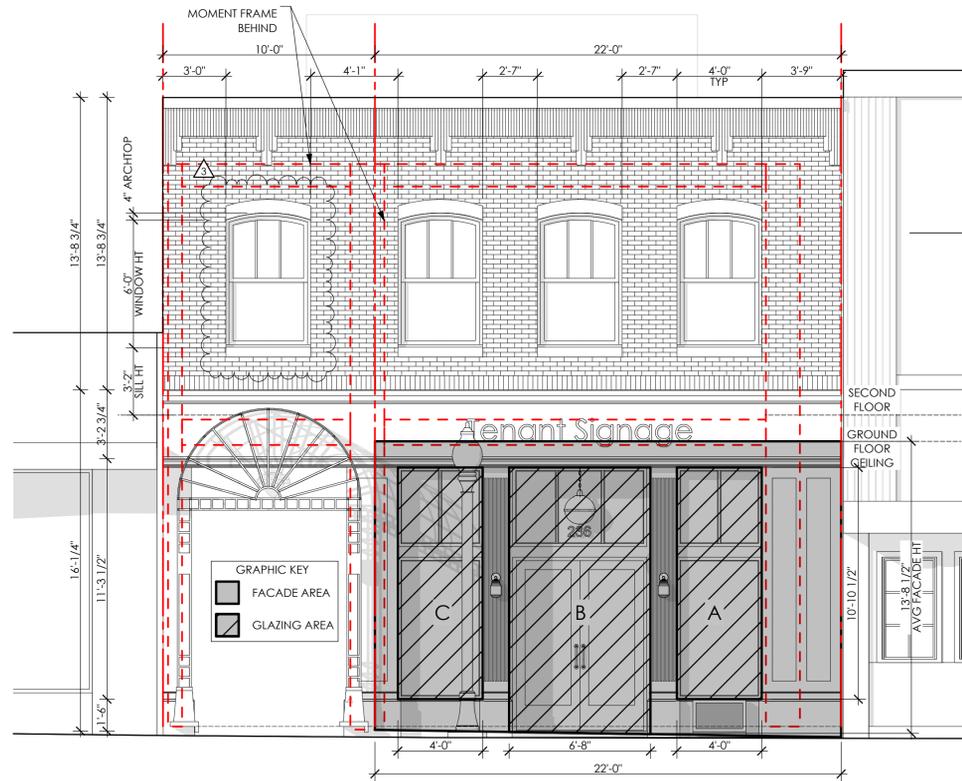


NEW WALL FINISH WILL BE IN THE SAME LOCATION AS THE EXISTING. NO NEW FLOOR AREA AT FRONT ON SECOND FLOOR

SECOND FLOOR FAR CALCULATIONS

SCALE: 1/8" = 1'-0"

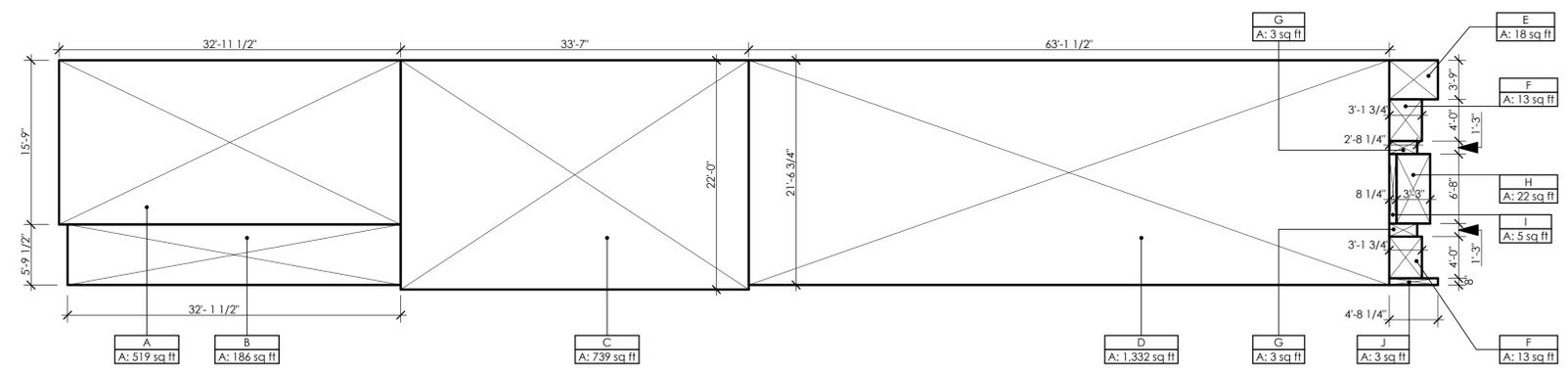
3



GROUND FLOOR GLAZING AREAS @ CASTRO STREET

SCALE: 1/4" = 1'-0"

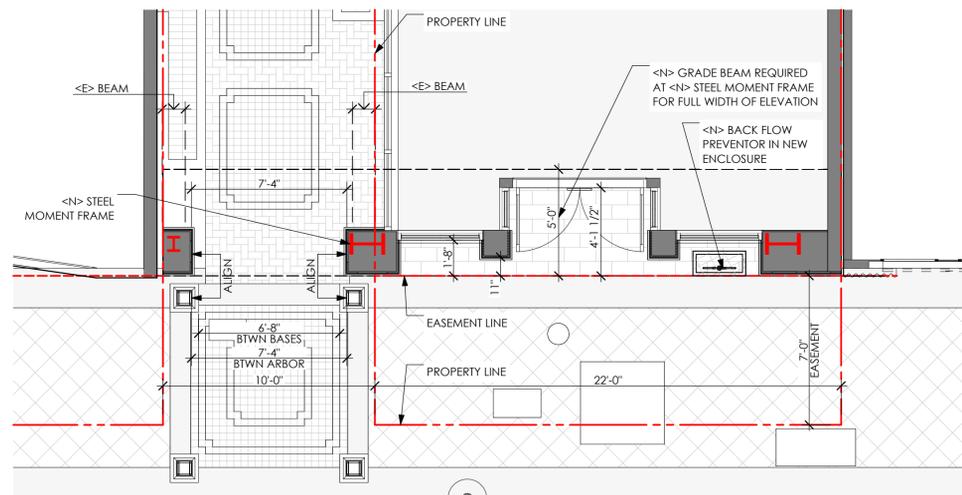
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GROUND FLOOR FAR CALCULATIONS

SCALE: 1/8" = 1'-0"

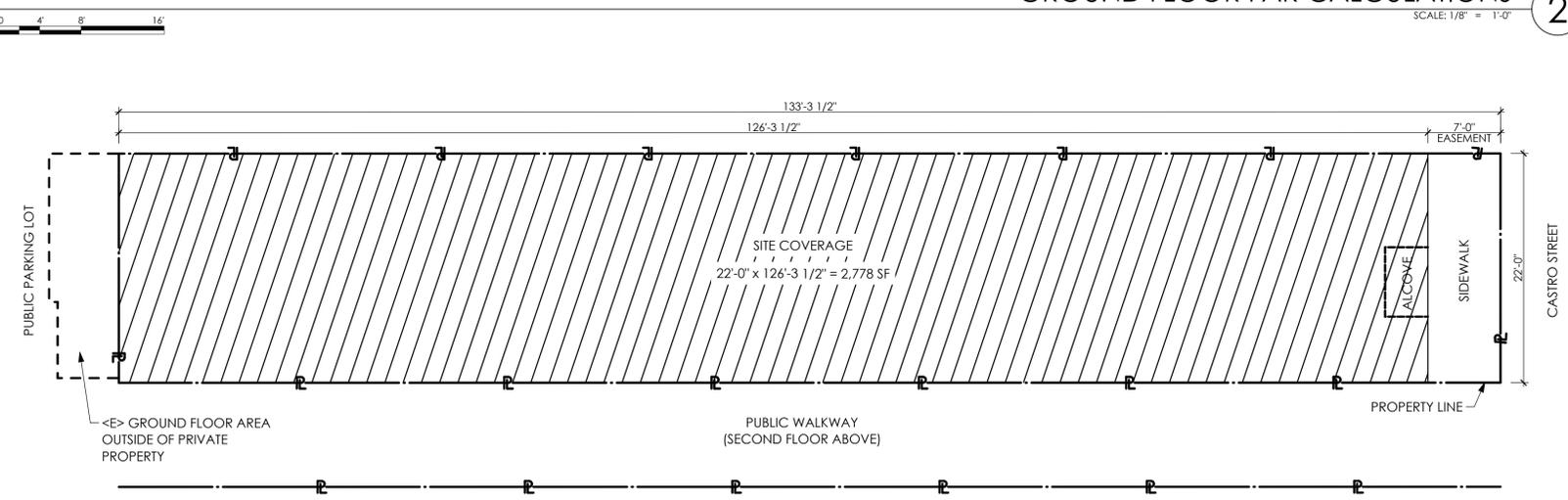
2



STEEL FRAME

SCALE: 1/4" = 1'-0"

4



SITE COVERAGE

SCALE: 1/8" = 1'-0"

1

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EXTERIOR IMPROVEMENTS

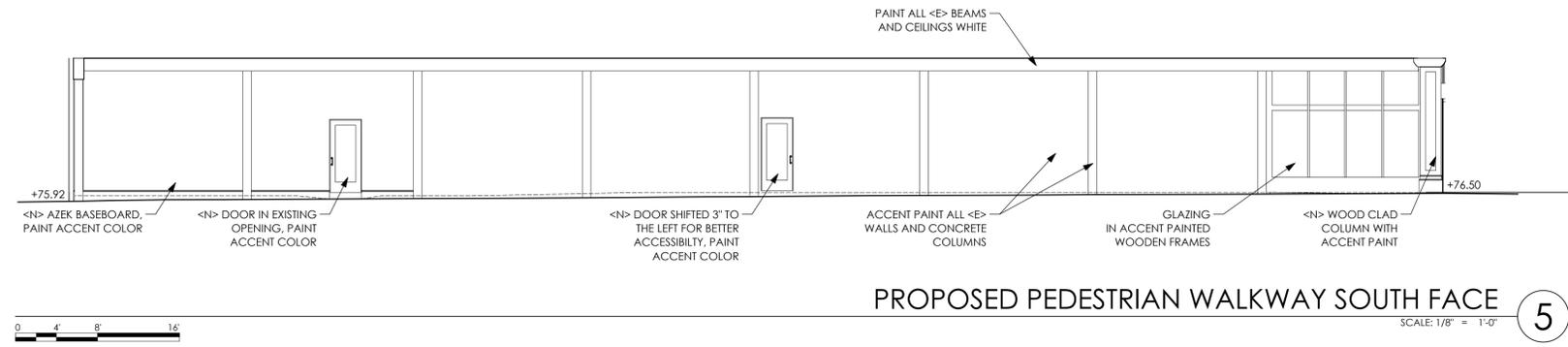
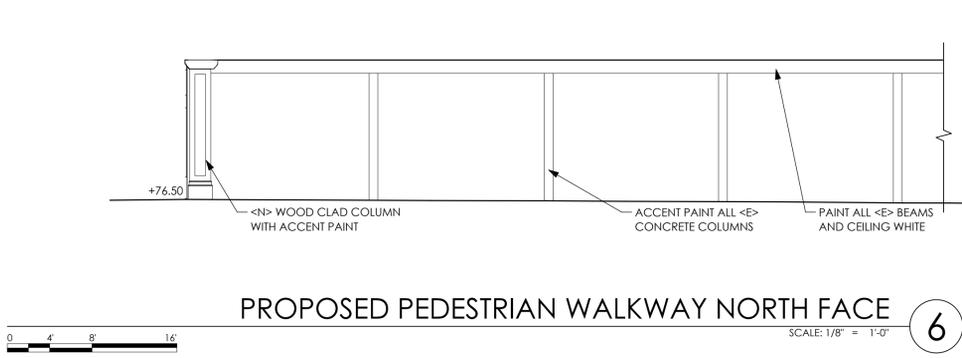
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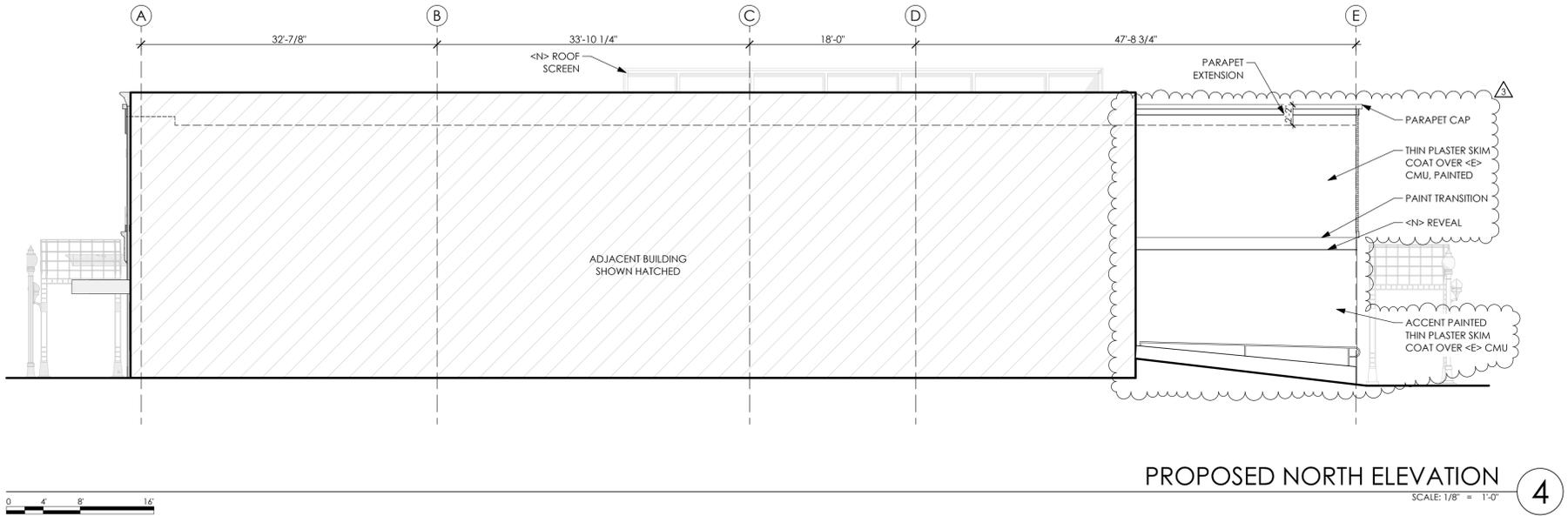
PROPOSED ELEVATIONS

A.11

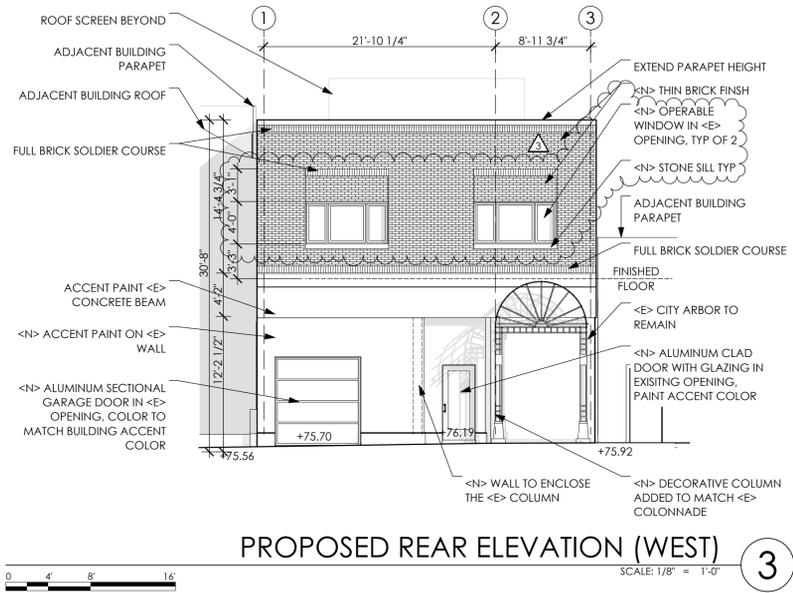


PROPOSED PEDESTRIAN WALKWAY NORTH FACE 6
 SCALE: 1/8" = 1'-0"

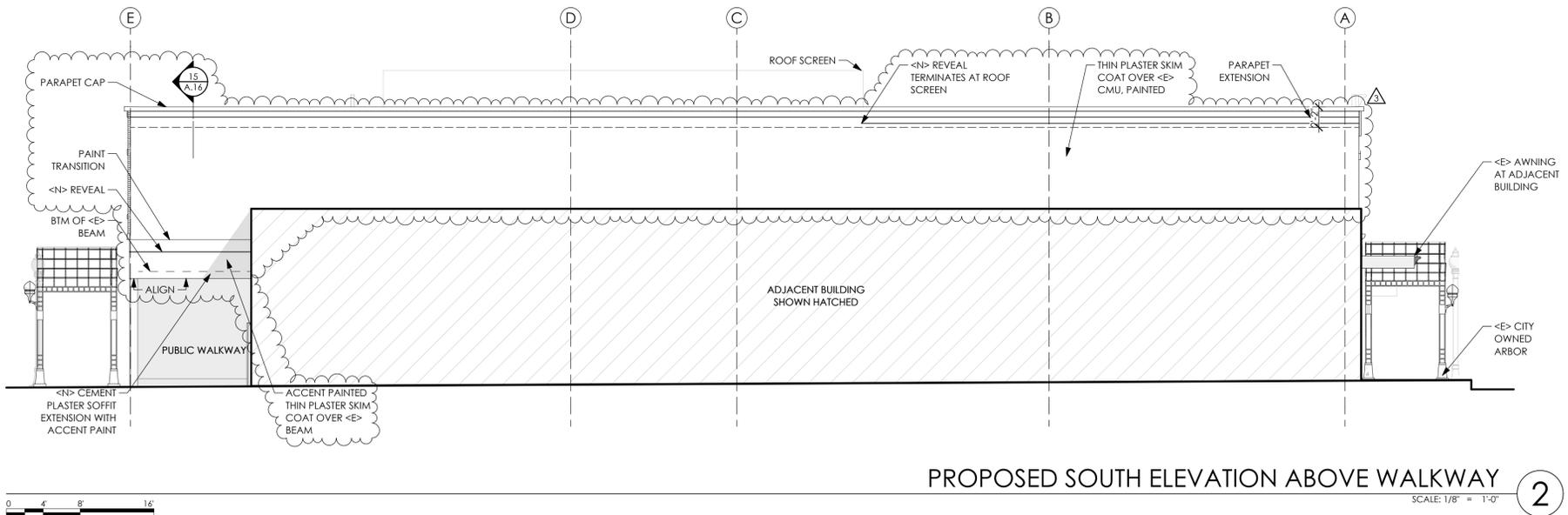
PROPOSED PEDESTRIAN WALKWAY SOUTH FACE 5
 SCALE: 1/8" = 1'-0"



PROPOSED NORTH ELEVATION 4
 SCALE: 1/8" = 1'-0"



PROPOSED REAR ELEVATION (WEST) 3
 SCALE: 1/8" = 1'-0"

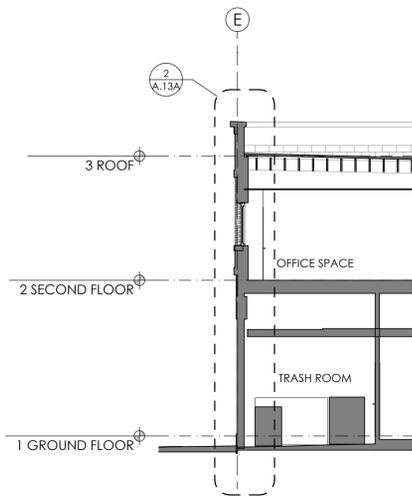


PROPOSED SOUTH ELEVATION ABOVE WALKWAY 2
 SCALE: 1/8" = 1'-0"

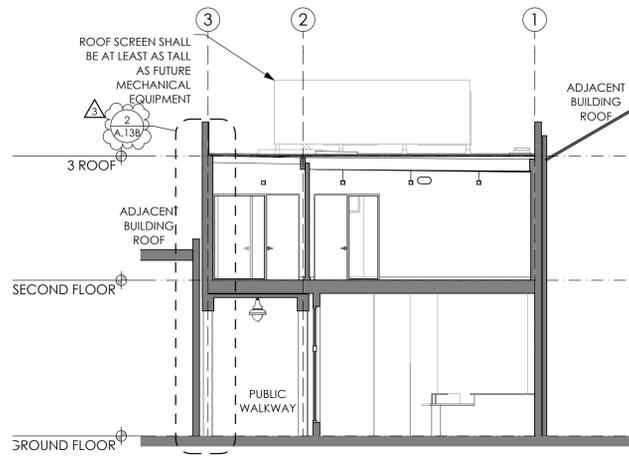
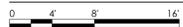


PROPOSED STREET ELEVATION (EAST) 1
 SCALE: 1/8" = 1'-0"

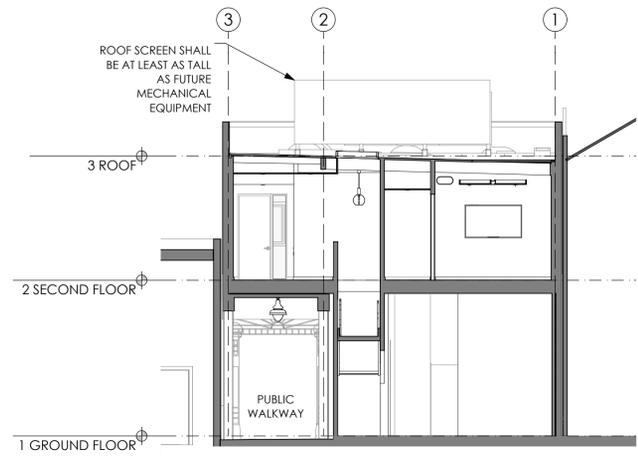
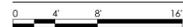
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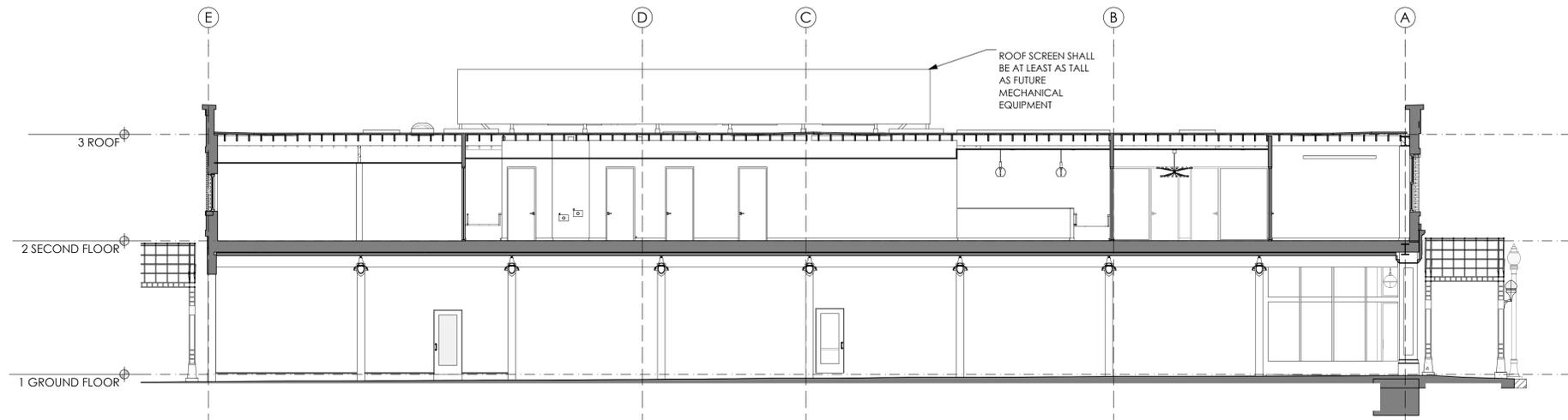
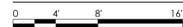
REAR BUILDING SECTION 6



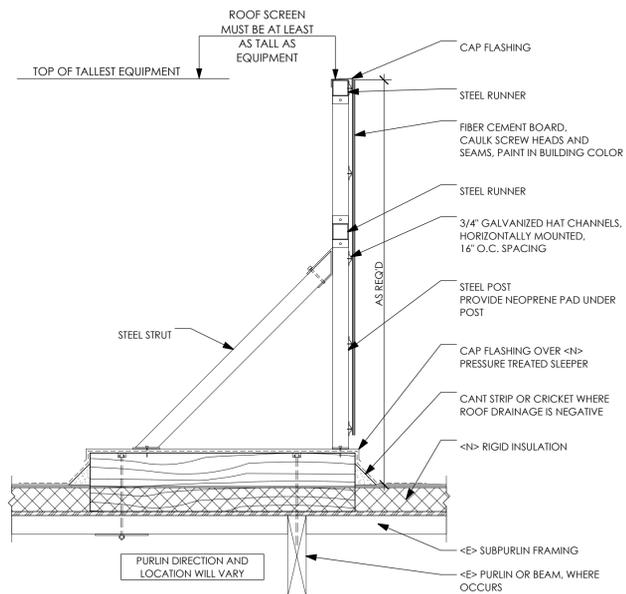
TRANSVERSE SECTION AT GRIDLINE B.5 4



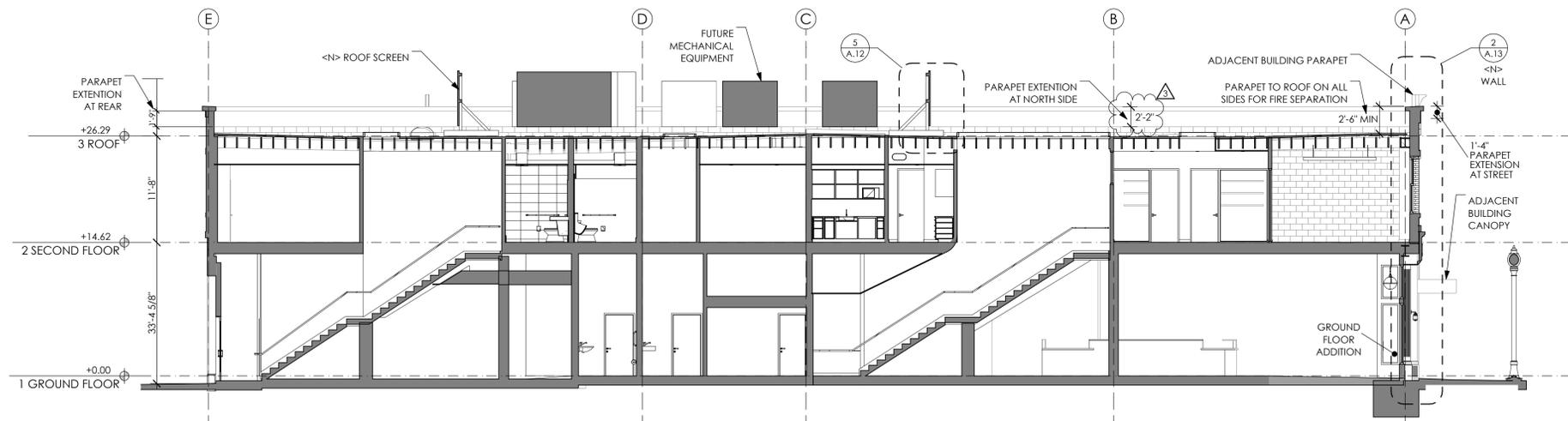
TRANSVERSE SECTION AT GRIDLINE A.5 3



LONGITUDINAL SECTION THRU WALKWAY 2



ROOF SCREEN DETAIL 5



LONGITUDINAL SECTION 1

