# THE ROBERT GREEN COMPANY

# LOTS 4 & 8 HOPE STREET



# FORMAL PROJECT APPLICATION

(3RD SUBMITTAL)

OCTOBER 16, 2018 MOUNTAIN VIEW, CA 94041

GENSLER PROJECT NUMBER: 55.7711.000

### THE ROBERT GREEN COMPANY

OWNER

3551 FORTUNA RANCH RD TEL 760.634.6543 ENCINITAS, CA 92024

Gensler

**ARCHITECT** TEL 619.557.2500 225 BROADWAY, SUITE 100 FAX 619.557.2520 SAN DIEGO CA 92101

**BKF** 

**CIVIL ENGINEER** 

255 SHORELINE DR, SUITE 200 TEL 650.482.6320 REDWOOD CITY, CA 94065

**SWA** 

LANDSCAPE ARCHITECT 811 W 7TH ST, 8TH FLOOR

TEL 213.236.9090 LOS ANGELES, CA 90017

PAE

48 GOLDEN GATE AVE

TEL 415.544.7500 SAN FRANCISCO, CA 94102



# **VICINITY MAP**

### **PARKING COUNTS**

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

SCHEDULE - PARKING - LOT 8

LOT 8 - LEVEL P01

STANDARD

ACCESSIBLE PARKING

ACCESSIBLE VAN PARKING

COUNT

SCHEDULE - PARKING

LOT 4 LOT 4 - LEVEL P03 LOT 4 - LEVEL P02 LOT 4 - LEVEL P01 LOT 8 - LEVEL P03 LOT 8 - LEVEL P02 LOT 8 - LEVEL P01

STREET PARKING ALT LOT 4 - LEVEL 01 SCHEDULE - PARKING - LOT 4

LOT 4 - LEVEL P01 ACCESSIBLE PARKING ACCESSIBLE VAN PARKING STANDARD STANDARD PARALLEL

LOT 8 - LEVEL P02 LOT 4 - LEVEL P02 STANDARD STANDARD STANDARD PARALLEL LOT 8 - LEVEL P03 STANDARD LOT 4 - LEVEL P03

**BICYCLE PARKING REQUIREMENTS\*** 

SHORT TERM LONG TERM

SHORT TERM

LONG TERM

STANDARD

STANDARD PARALLEL

\*REQUIRED BIKE PARKING IS TAKEN FROM CAL GREEN, BEING THE MORE RESTRICTIVE CODE REQUIREMENT. SHORT TERM AND LONG TERM BIKE PARKING IS 5% OF TOTAL PARKING SPACES PER CAL GREEN 2016 §5.106.4.1.1 & §5.106.4.1.2

### **PROJECT TEAM**

ARCHITECT:

CIVIL ENGINEER

BUILDING OWNER: **ROBERT GREEN COMPANY** 3551 FORTUNA RANCH RD, ENCINITAS, CA 92024 ROBERT GREEN CONTACT:

TELEPHONE: 760.634.6543 ROBERT@ROBERTGREENCOMPANY.COM EMAIL:

**GENSLER** 225 BROADWAY SUITE 100, SAN DIEGO, CA 92101

CONTACT: ANDREW MICHAJLENKO TELEPHONE: 619.557.2500 EMAIL: ANDREW\_MICHAJLENKO @GENSLER.COM

**BFK ENGINEERS** 255 SHORELINE DR, SUIT 200, REDWOOD CITY, CA 94065 CHUCK HUMPAL CONTACT:

TELEPHONE: 650.482.6320 CHUMPAL@BKF.COM

LANDSCAPE ARCHITECT 811 W 7TH ST, 8TH FLOOR, LOS ANGELES, CA 90017 CONTACT: JEREMY KLEMIC TELEPHONE: 213.236.9090

STRUCTURAL ENGINEER MIYAMOTO INTERNATIONAL, INC 5151 SHOREHAM PLACE, SUITE 280, SAN DIEGO, CA 92122 PETER CARLSON CONTACT:

PAE, INC MECHANICAL / PLUMBING / ELECTRICAL ENGINEER 48 GOLDEN GATE AVE, SAN FRANCISCO, CA 94102

JAMES BRADSHAW CONTACT: TELEPHONE: 415.544.7500

### **PROJECT INFORMATION - LOT 4**

ADDRESS: MOUNTAIN VIEW, CA 94041

150-20-072 **CONSTRUCTION TYPE:** NEW BUILDING, TYPE IIIA, TYPE 1A

**FULLY SPRINKLERED** 

OCCUPANCY: A, M, R-1 NUMBER OF STORIES:

SUBTERRÀNEAN LEVELS (TYPE 1A)

LOT AREA SF 31,588 SF **BUILDING COVERAGE** 28,905 SF

PROJECT SF

3.82 (NO MAXIMUM FAR)

MOUNTAIN VIEW DOWNTOWN PRECISE PLAN (NOVEMBER 2015)

### **PROJECT INFORMATION - LOT 8**

ADDRESS:

APN: 150-20-004

OCCUPANCY:

THREE SUBTERRANEAN LEVELS (TYPE 1A)

**BUILDING COVERAGE** 14,675 SF

SEE SHEET A.8.00.02 FOR FLOOR AREA BREAKDOWNS

FAR 1.85 (MAXIMUM FAR:1.85)

MOUNTAIN VIEW DOWNTOWN PRECISE PLAN (NOVEMBER 2015) **ZONING** 

CODE / REGULATIONS:

2016 CALIFORNIA FIRE CODE PART 9, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)

2016 CALIFORNIA CAL GREEN BUILDING STANDARDS CODE PART 11, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)

2016 CALIFORNIA ENERGY EFFICIENCY STANDARDS

NFPA 72 (NATIONAL FIRE ALARM AND SIGNALING CODE), 2016

MOUNTAIN VIEW MUNICIPAL CODE (MVMC)

NFPA 101 (LIFE SAFETY CODE), 2015 EDITION

MOUNTAIN VIEW PRECISE PLAN

SEPARATE PERMIT REQUIRED FOR WORK PERFORMED ON THE SPRINKLER SYSTEM

SHALL BE INSTALLED UNDER SEPARATE PERMIT AS REQUIRED.

NUMBER NAME **GENERAL** G.0.00.01 PROJECT DATA / DRAWING INDEX G.0.00.02 PROJECT DESCRIPTION

LANDSCAPE

ARCHITECTURAL A.0.01.21 RENDERING A.0.01.22 RENDERING A.0.01.23 RENDERING A.0.01.24 RENDERING A.0.01.25 RENDERING A.0.01.26 RENDERING A.0.01.27 RENDERING

A.4.07.01 LOT 4 - TYPICAL HOTEL KEY

A.4.10.11 LOT 4 - MATERIALS

A.4.10.12 LOT 4 - EXTERIOR DETAILS

A.4.11.01 LOT 4 - BUILDING SECTION

A.4.11.02 LOT 4 - BUILDING SECTION

A.4.11.03 LOT 4 - BUILDING SECTION

A.8.00.02 LOT 8 - ZONING CALCULATIONS

A.8.02.01 LOT 8 - FLOOR PLAN - LEVEL P3

A.8.02.02 LOT 8 - FLOOR PLAN - LEVEL P2 A.8.02.03 LOT 8 - FLOOR PLAN - LEVEL P1

A.8.02.04 LOT 8 - FLOOR PLAN - LEVEL 01 A.8.02.05 LOT 8 - FLOOR PLAN - LEVEL 02 A.8.02.06 LOT 8 - FLOOR PLAN - LEVEL 03 A.8.02.07 LOT 8 - FLOOR PLAN - LEVEL 04

A.8.02.08 LOT 8 - FLOOR PLAN - ROOF

A.8.10.01 LOT 8 - EXTERIOR ELEVATIONS A.8.10.02 LOT 8 - EXTERIOR ELEVATIONS

A.8.10.12 LOT 8 - EXTERIOR DETAILS

A.8.11.01 LOT 8 - BUILDING SECTION A.8.11.51 LOT 8 - WALL SECTIONS

A.8.10.11 LOT 8 - MATERIALS

1. APPLICATION FORM

2. PROJECT DESCRIPTION

3. PHOTOGRAPHIC DISPLAY

B. PROJECT INFORMATION

D. GRAPHIC CALCULATIONS

E. NEIGHBORHOOD CONTEXT

F. BUILDING STUDY AND ELEVATIONS

J. LANDSCAPE AND IRRIGATION PLANS

5. CURRENT PRELIMINARY TITLE REPORT

B. 3D DIGITAL MODEL (SKETCHUP)

A. GRADING AND DRAINAGE PLAN

SHEET NUMBERING SYSTEM

9. CONCEPTUAL CIVIL DRAWINGS

B. CONCEPTIUAL UTILITY PLAN

K. PARKING LAYOUT AND CIRCULATION

4. PLANS/SKETCHES

A. VICINITY MAP

C. SITE PLAN

**G.FLOOR PLANS** 

H. ROOF PLANS

L. LIGHTING PLANS

I. BUILDING SECTIONS

M.SCHEMATIC DETAILS

N. COLORS AND MATERIALS

6. SUSTAINABILITY CHECKLIST

7. ENVIRONMENTAL FORM

8. MASSING MODEL

A. PHYSICAL MODEL

A.8.10.00 LOT 8 - EXISTING / PROPOSED ELEVATIONS

REQ'D APPLICATION CHECKLIST

SEE ACCOMPANYING APPLICATION FORM

SEE SHEET A.0.01.50, A.0.01.51, A.4.10.00, A.8.10.00

SEE SHEET A.4.10.00-A.4.10.03, A.8.10.00-A.8.10.02

SEE SHEET A.4.02.01-A.4.02.08, A.8.02.01-A.8.02.07

SEE ACCOMPANYING COLOR/MATERIAL BOARD

SEE SHEET A.4.11.01-A.4.11.02, A.4.11.51, A.8.11.01, A.8.11.51

SEE SHEET A.4.02.01-A.4.02.03, A.8.02.01-A.8.02.03, A.0.01.53

SEE SHEET G.0.00.02

SEE SHEET G.0.00.01

SEE SHEET G.0.00.01

SEE SHEET A.0.01.50-54

SEE SHEET A.4.00.02, A.8.00.02

SEE SHEET A.4.02.09, A.8.02.08

SEE SHEET E.0.01.01, E.02.01-02

SEE SHEET A.4.11.51, A.8.11.51

SEE ACCOMPANYING TWO (2) COPIES

3D DIGITAL MODEL (SKETCHUP)

SEE LANDSCAPE SHEETS

SEE SHEET G.0.00.02

SEE ACCOMPANYING

SEE ACCOMPANYING

PHYSICAL MODEL

SEE SHEET C.0.04.00

SEE SHEET C.0.05.00

-DISCIPLINE

-LOT NUMBER: 0 = LOT 4 & 8

-SHEET SERIES

SHEET NUMBER

4 = LOT 4 8 = LOT 8

SEE SHEET A.0.01.21 - A.0.01.29

A.4.11.51 LOT 4 - WALL SECTIONS

A.0.01.28 RENDERING A.0.01.29 RENDERING TELEPHONE: 858.457.3001 PCARLSON@MIYAMOTOINTERNATIONAL.COM

JAMES.BRADSHAW@PAE-ENGINEERS.COM

JKLEMIC@SWAGROUP.COM

A.4.00.02 LOT 4 -ZONING CALCULATIONS A.4.02.01 LOT 4 - FLOOR PLAN - LEVEL P3

A.4.02.08 LOT 4 - FLOOR PLAN - LEVEL 05 A.4.02.09 LOT 4 - FLOOR PLAN - ROOF

A.4.10.00 LOT 4 - EXISTING / PROPOSED ELEVATIONS 3 LEVELS (TYPE IIIA) OVER TWO (TYPE 1A) WITH THREE A.4.10.01 LOT 4 - EXTERIOR ELEVATIONS A.4.10.02 LOT 4 - EXTERIOR ELEVATIONS A.4.10.03 LOT 4 - EXTERIOR ELEVATION

SEE SHEET A.4.00.02 FOR FLOOR AREA BREAKDOWNS

MOUNTAIN VIEW, CA 94041

**CONSTRUCTION TYPE:** NEW BUILDING, TYPE IA FULLY SPRINKLERED

B, M

NUMBER OF STORIES: 4 LEVELS (TYPE 1A) WITH

LOT AREA SF 28,506 SF

PROJECT SF

### **REGULATORY**

2016 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE

PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR) 2016 CALIFORNIA BUILDING CODE

PART 2, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR) (2012 IBC AND 2016 CALIFORNIA AMENDMENTS) 2016 CALIFORNIA ELECTRICAL CODE

(2012 NEC AND 2016 CALIFORNIA AMENDMENTS) 2016 CALIFORNIA MECHANICAL CODE PART 4, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)

PART 3, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)

(2012 UMC AND 2016 CALIFORNIA AMENDMENTS)

2016 CALIFORNIA PLUMBING CODE PART 5, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR) (2012 UPC AND 2016 CALIFORNIA AMENDMENTS)

(2012 IFC AND 2016 CALIFORNIA AMENDMENTS)

SIGNAGE NOTED IN PLANS IS FOR REFERENCE ONLY. SIGNAGE

### **DRAWING INDEX**

NUMBER NAME LANDSCAPE L.0.01.01 SITE PLAN - GROUND FLOOR L.0.01.02 SITE PLAN - ROOF G.0.00.03 LEGAL DESCRIPTIONS L.0.02.01 HYDROZONE - GROUND FLOOR G.0.00.04 GENERAL NOTES L.0.02.02 HYDROZONE - ROOF L.0.03.01 IRRIGATION LEGEND L.0.03.02 IRRIGATION PLAN

L.0.00.01 ILLUSTRATIVE PLAN - GROUND FLOOR L.0.00.02 ILLUSTRATIVE PLAN - ROOF

L.0.03.04 IRRIGATION DETAILS L.0.03.05 IRRIGATION DETAILS L.0.03.06 IRRIGATION DETAILS L.0.03.07 IRRIGATION DETAILS L.0.03.08 IRRIGATION DETAILS L.0.04.01 TREE CANOPY COVERAGE PLAN L.0.05.01 CONCEPT IMAGES L.0.06.01 ARBORIST REPORT L.0.06.02 ARBORIST REPORT

C.0.01.00 TITLESHEET C.0.01.01 GENERAL NOTES A.0.01.40 EXISTING SITE PLAN C.0.01.02 GENERAL NOTES A.0.01.41 LOT 4 - EXISTING SITE PHOTOGRAPHY A.0.01.42 LOT 8 - EXISTING SITE PHOTOGRAPHY C.0.01.03 CITY OF MOUNTAIN VIEW - STANDARD NOTES A.0.01.50 OVERALL SITE PLAN C.0.02.00 EXISTING CONDITIONS A.0.01.51 PLAN AND STREET SECTION A.0.01.52 ALTERNATE PLAN AND STREET SECTION

C.0.02.01 EXISTING CONDITIONS C.0.03.00 SITE PLAN A.0.01.53 OVERALL SITE PLAN - DIAGRAM C.0.04.00 GRADING AND DRAINAGE PLAN A.0.01.54 SITE PLAN C.0.05.00 UTILITY PLAN A.0.01.55 SITE PLAN - CIRCULATION PLAN C.0.06.00 STORMWATER MANAGEMENT PLAN A.0.01.61 CITY OF MOUNTAIN VIEW CONTEXTUAL IMAGES C.0.08.00 DETAILS C.0.08.01 CROSS-SECTIONS

C.0.09.00 FIRE TRUCK EXHIBIT A.4.02.02 LOT 4 - FLOOR PLAN - LEVEL P2 A.4.02.03 LOT 4 - FLOOR PLAN - LEVEL P1 C.0.09.01 TRASH TRUCK EXHIBIT A.4.02.04 LOT 4 - FLOOR PLAN - LEVEL 01 A.4.02.05 LOT 4 - FLOOR PLAN - LEVEL 02 ELECTRICAL E.0.01.01 PHOTOMETRICS - ELECTRICAL A.4.02.06 LOT 4 - FLOOR PLAN - LEVEL 03 E.0.02.01 LIGHT FIXTURE CUT SHEETS A.4.02.07 LOT 4 - FLOOR PLAN - LEVEL 04

> E.0.02.02 LIGHT FIXTURE CUT SHEETS LIFE SAFETY LS.4.00.11 LOT 4 - LIFE SAFETY PLANS - LEVEL P03 LS.4.00.12 LOT 4 - LIFE SAFETY PLANS - LEVEL P02 & P01 LS.4.00.14 LOT 4 - LIFE SAFETY PLANS - LEVEL 01 LS.4.00.15 LOT 4 - LIFE SAFETY PLANS - LEVEL 02 & 03 LS.4.00.16 LOT 4 - LIFE SAFETY PLANS - LEVEL 04 &05 LS.4.00.17 LOT 4 - LIFE SAFETY PLANS - ROOF LS.8.00.11 LOT 8 - LIFE SAFETY PLANS - LEVEL P03 & 02

C.0.08.02 CROSS-SECTIONS

L.0.03.03 IRRIGATION PLAN - ROOF

LS.8.00.12 LOT 8 - LIFE SAFETY PLANS - LEVEL P01 & 01 LS.8.00.13 LOT 8 - LIFE SAFETY PLANS - LEVEL 02 & 03 LS.8.00.14 LOT 8 - LIFE SAFETY PLANS - LEVEL 04 & ROOF

SEAL / SIGNATURE

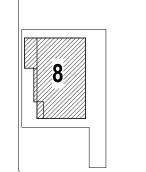
### NOT FOR CONSTRUCTION

LOTS 4 & 8 HOPE STREET PROJECT NUMBER 55.7711.000

PROJECT NAME

DESCRIPTION PROJECT DATA / DRAWING INDEX

**KEY PLAN** 



G.0.00.01

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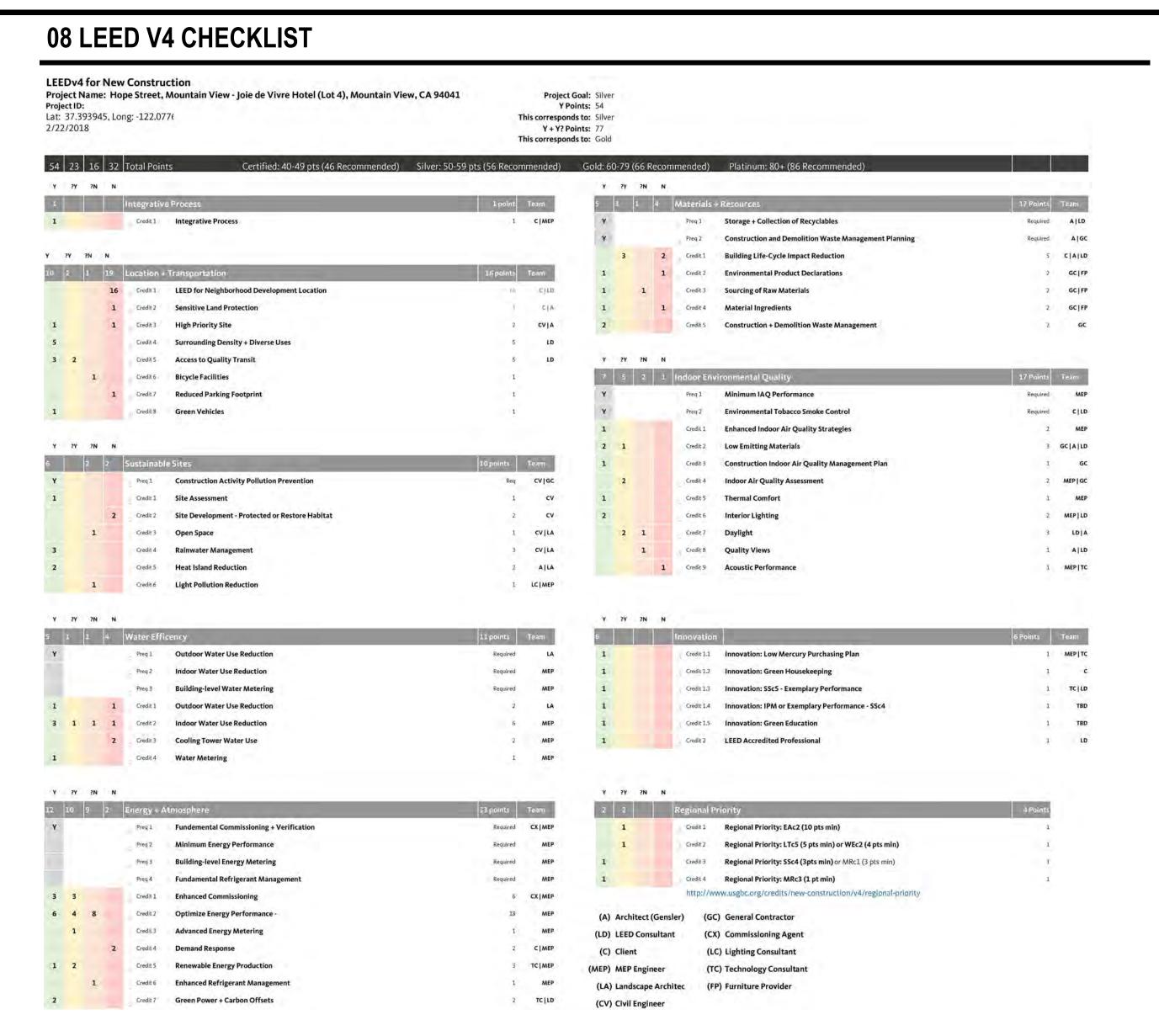
SCALE

**LOTS 4 & 8 HOPE STREET** MOUNTAIN VIEW, CA 94041

TEL619.557.2500 SAN DIEGO CA 92101 FAX619.557.2520 UNITED STATES

**DESCRIPTION** 

FORMAL PROJECT APPLICATION FORMAL PROJECT APPLICATION JUN 12, 2018 2ND SUBMITTAL FORMAL PROJECT APPLICATION OCT 16, 2018 3RD SUBMITTAL



### **05 DOWNTOWN PRECISE PLAN**

Align with the vision for downtown Mountain View: The development integrates with the downtown urban fabric, promotes and enhances the pedestrian-friendly environment via its open space, street front linkages, and unique program offering. The well-crafted development makes a contribution to the strong overall downtown character, and the vitality of the local community.

Promoting the diversity and lifestyle:

The development converts the current surface parking to a vital active hotel, office and restaurant, uses that connect with and expand the activities beyond Castro Street throughout different times of the day. It creates a new gateway destination for the downtown Mountain View.

The development is located partially within the Area H, Castro Street Historic Retail District (Lot 4), and Area G, Transit Center Block (Lot 8). Its design and planning respects each Area's development site setbacks and massing that conforms to the goals of the planning objectives and integration into the current downtown urban fabric.

### 01 PROJECT DESCRIPTION

The Robert Green Company is proposing a vibrant mixed-use lifestyle development in downtown Mountain View that will activate the pedestrian experience and redefine Hope Street. The proposed buildings work together spatially and aesthetically to strengthen the placemaking. Warm & textural materials, such as aged brick, give the project a sense of permanence and integration with the character and scale of the neighborhood. The property will be consistent with the level of quality, service and standards The Robert Green Company has delivered in each of its projects. The contemplated development plan will consist of the following components:

- The centerpiece of the development will be a 179-key boutique lifestyle hotel which will be operated and branded by Joie De Vivre/Two Roads Hotels. Situated on Lot 4 of the project, the hotel will consist of approximately 120,600 square feet located in a 5-story low-rise building with a 3-level subterranean parking garage positioned below. The hotel program will include over 6,500 square feet of food and beverage space, over approximately 4,250 square feet of meeting and function spaces, a rooftop terrace, fitness center, and lobby lounge area for social gathering. The hotel is arranged in a courtyard configuration.
- An approximate 52,650 square foot mixed-use building located in a 4-story building containing approximately 49,000 square feet of dedicated office space and 3,650 sf of street front retail and restaurant space. A 3-level Subterranean parking garage will be provided below. The office building is generally arranged as contiguous floors on each level, with the uppermost level stepped back, away from the Hope Street main façade.
- A total of 386 parking units, including 225 dedicated public parking spaces will be included in the development program. The additional 160 parking spaces will accompany the needs of the hotel, restaurant and office components based on our assessment of a shared parking program for the site as prepared previously by our consultants Niche Advisors, a parking consultant, outlining our rationale for the shared parking calculations leading to a total of 385 stalls.

### **06 SUSTAINABILITY EXPECTATIONS**

Sustainability is an integral part of the design for the project in both passive and active ways. To promote a use and lifestyle that encourages minimal impact on the environment by the building and those who occupy it, the development carefully incorporates sustainable design strategies in its architecture and engineering. Both the hotel and office building in the development are targeted to achieve "LEED Silver" certification.

Centrally located in the heart of the downtown Mountain View, this mixed-use development is adjacent to multiple modes of public transportation that may reduce vehicle trip generation to and from the site. All on-site structured parking inherently reduces heat island effect compared to the existing at grade paved parking lots. Conserving energy, reducing waste, increasing waste diversion, and embracing environmentally friendly materials are all aspects integrated with design strategy throughout planning, architectural, interior, and landscape design. Sustainable approaches will also be applied during the construction process.

The hotel is ideal for environmentally-conscious hotel guests, while achieving a luxurious experience. -It is envisioned that the green operational practices of the hotel and green education program that the hotel can suggest to its guests to actively participate in, will add to the long-term sustainability commitments in the day-to-day life of

The office building design is planned to support healthy work environments. First, to promote natural lighting to find the most practical balance between daylighting and interior lighting for tenant comfort; by using high-performance façade optimize the balance between daylight, views and mitigation of solar heat gain; second, to provide high indoor air quality; third, to improve the acoustic performance to increase employee motivation and satisfaction; and fourth, to increase human comfort by providing the ability for personal control over indoor air conditions and ventilation through active controls and partial operability of the building skin.

### **02 PROJECT INFORMATION**

The development is located within the downtown core of the city of Mountain View, California, directly adjacent Castro Street, a popular "Main Street" in the downtown. This location enjoys an active pedestrian environment for residents, tenants, and others who frequent the area for nightlife, shopping and some of Mountain View's best dining experiences. The site is a short walking distance from the nearby Mountain View bus transit center, and the Santa Clara Valley Transportation Authority's Mountain View Station commuter line, just to the north along West Evelvn Avenue.

The project sites are currently serving as downtown surface parking lots, identified as Lots 4 and 8, flanking both sides of Hope Street. Lot 4 (ALTA "Lease Parcel A") is approximately 31,588 square feet in size (0.73 acres), east of Castro Street. A mid-block paseo and breezeway and Blossom Lane connects the Castro Street pedestrian areas and public open space at the corner of the Castro Street and West Evelyn Avenue to the Lot 4. Lot 8 (ALTA "Lease Parcel B") is located directly eastward across Hope Street from Lot 4, at 28,506 square feet in size (0.65

The development consists of a 179-Guestrroom Hotel, approximately 49,000 square foot office space, and 10,150 square feet of street level retail/restaurants. A below grade parking structure will provide for a total 386 parking spaces, of which 225 parking spaces would serve for public use.

### 03 DESIGN PRINICPLES

- Creating a unique urban development that stems from an understanding of the history, culture and vibrant character of the neighborhood, with a view towards the future.
- Creating a quality experience with urban amenities and magnetic public spaces that balance both form and
- Creating unique opportunities for pedestrian integration through linkages and synergies to the surrounding
- Adding to the vibrant pedestrian environment; prioritizing pedestrian-oriented urban design supported by thoughtful site planning and building forms.
- Embracing the future and lifestyle of the local population, and looking towards emerging trends in the
- Supporting sustainable development of downtown by offering additional public parking

### **07 PROJECT TIMELINE**

Milestone	Start	Complete	Duration
DDA & Ground Lease Execution	Mar 2017	Jun 25, 2017	03 Months
Informal Application & Review	Sep 18, 2017	Nov 14, 2017	02 Months
Formal Application Submittal & Review	Feb 28, 2018	Feb 28, 2019	12 Months
Entitlements & Environmental Review	Feb 28, 2018	Feb 28, 2019	12 Months
Documentation	Mar 2019	Jan 2020	10 Months
CD Submittal and Permitting	Jan 2020	Apr 2020	04 Months
Start Costruction	May 2020	Jan 2022	20 Months
Project Deliver Hotel	Feb 2022	Feb 2022	-
Project Delivery Office	Feb 2022	Feb 2022	-
Total Duration			51 Months

### 04 DESIGN APPROACH

Taking advantage of the character of the location, the planning of the project responds to the adjoining urban fabric at the pedestrian streetscape. The ground floor pedestrian circulation will encourage further mid-block connectivity for the neighborhood.

The hotel building on Lot 4 is organized around a central courtyard outdoor space while maintaining the street edge along Hope Street. The 5-story hotel building and 4-story office building frame a gateway along Hope Street to downtown Mountain View. Flanking both sides of Hope Street, the hotel lobby, office lobby and street front retail in the office building activate the street and promotes pedestrian connections integrating with the rest of the downtown neighborhood. Nicely paved and defined by street furniture and landscape, a "welcome plaza" is envisioned along Hope Street by virtue of the main building entrances setbacks at the ground floor, and an arrival court fronting the office building, giving a great first impression to the guests and tenants.

The garden central courtyard is the heart of the hotel development and an active, connecting space that reinforces the mid-block linkages to Castro Street. Surrounded by the hotel amenities, restaurant, and meeting rooms, the courtyard extends from the hotel lobby and connects with the vibrant pedestrian activity along Castro Street to Hope Street, through the mid-block paseo. The planning for the hotel effectively reclaims the Blossom Street zone as an extension of a unique social gathering place for not only the hotel guests, but also for casual visitors to explore and discover. The pedestrian nature of the paseo and adjacent uses would transform themselves at different stages, depending upon the time of day and special events and holidays to promote the different types of urban activities of the neighborhood.

The hotel lobby is intended to be an active part of the paseo, visually inviting and transparent from both the Hope Street side and the courtyard side. An elegant architectural approach with local art and lifestyle-infused interiors scheme elevate the lobby character for a memorable experience for guests and the public. The visually stimulating and sensory environment creates a hotel experience that becomes an important lifestyle destination. Four levels of hotel guestrooms rise above the ground floor. The alternating and offset exterior wall surfaces of the façade create a rich exterior experience in the neighborhood. Many guestrooms enjoy courtyard views, while bringing natural light. The hotel roof top amenity deck is a great destination as a place to enjoy views, or to cater for private party or casual meetings - enjoying the great climate that Mountain View offers.

Along the open paseo connecting to Castro Street, the courtyard, hotel lobby, rooftop deck and activities happening at the various levels create a strong and interesting visual attraction that draws people into the project and then to the activities along Hope Street.

With a strategic connection to other areas of Silicon Valley and just a short walk to the Mountain View transit center and downtown amenities, the office building contains a 4-level office space on Lot 8. The design of the office building is planned to attract a high-tech company seeking to make this their new home.

The site planning for the office building is intended to support and frame the "welcome plaza" that is created by this spatial pairing of buildings on each side of Hope Street. Extending the pedestrian paseo, the office ground floor also has green edges and court that encourage connectivity for the neighborhood along a new series of linked green spaces and an active Retail/Café space that is visible from Hope Street.

The elegant character and design of the office building will offer exterior balconies and terraces that allow tenants to actively use the various edges of the building, while also breaking down the visual scale of the building mass. While providing texture and interest to the façade character, this strategy also serves to add to the sustainable design objectives that promote using portions of operable façades in areas when users find it practical to allow outdoor, fresh air as seasonal weather patterns may permit.

225 public parking spaces provided by the development will help support the increasing parking demand of downtown Mountain View, as an addition to the basic hotel and office and commercial parking requirements.

The overall development of Lot 4 and Lot 8 respects the neighbor in its scale and pedestrian nature. The thoughtfully designed pedestrian edges and carefully articulated façade will reinterpret the spirit of the architectural character of downtown Mountain View, playing with light and shadow and creating visual interest and richness. Maximized transparency at the ground level for each building connects the inside activities to the pedestrian streets and also supports inter-block pedestrian connections. The site planning for outdoor spaces by the extension of retail/restaurant uses enhances the pedestrian environment, and also breaks down the block into more intimate human scale.

The high-quality mixed-use development will provide a unique offering to both transient guests and local customers, a fantastic appeal and tremendous value with significant pedestrian integration to downtown Mountain View.



### **LOTS 4 & 8 HOPE STREET** MOUNTAIN VIEW, CA 94041

### Gensler

SAN DIEGO CA 92101 UNITED STATES

OCT 16, 2018

TEL619.557.2500 FAX619.557.2520

DESCRIPTION **DATE** 

FORMAL PROJECT APPLICATION FORMAL PROJECT APPLICATION JUN 12, 2018

> 2ND SUBMITTAL FORMAL PROJECT APPLICATION 3RD SUBMITTAL

SEAL / SIGNATURE

### NOT FOR CONSTRUCTION

PROJECT NAME

PROJECT NUMBER

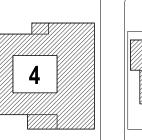
LOTS 4 & 8 HOPE STREET

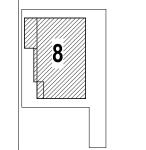
55.7711.000

DESCRIPTION

PROJECT DESCRIPTION

**KEY PLAN** 





SCALE

### NOTES:

1. SEE ARCHITECTURAL FOR LIGHTING. SEE SHEET A.O.01.54 FOR ADDITIONAL SITE INFORMATION

INFORMATION.





LOTS 4 & 8 HOPE STREET MOUNTAIN VIEW, CA 94041

### Gensler

225 BROADWAY, SUITE 100 SAN DIEGO CA 92101 UNITED STATES

TEL619.557.2500 FAX619.557.2520

+1.213.236.9090

811 W 7th Street, 8th Floor Los Angeles, California 90017-3419 www.swagroup.com

### <u></u> ∆ DATE

DESCRIPTION

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OCT 16, 2018 FORMAL PROJECT APPLICATION 3RD SUBMITTAL

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### **NOT FOR** CONSTRUCTION

LOTS 4 & 8 HOPE STREET

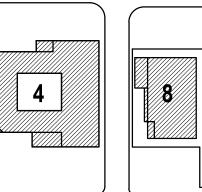
PROJECT NAME

PROJECT NUMBER

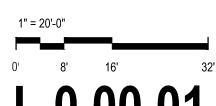
DESCRIPTION

ILLUSTRATIVE PLAN - GROUND FLOOR

KEY PLAN



SCALE



PROJECT TRUE NORTH

L.0.00.01





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### swa

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### <u></u> ∆ DATE

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PROJECT NAME

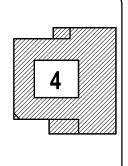
LOTS 4 & 8 HOPE STREET

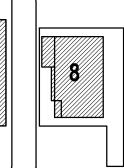
PROJECT NUMBER

DESCRIPTION

ILLUSTRATIVE PLAN - ROOF

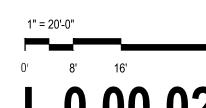
KEY PLAN





PROJECT TRUE NORTH

SCALE



L.0.00.02



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2ND SUBMITTAL
FORMAL PROJECT APPLICATION

OCT 16, 2018 FORMAL PROJECT APPLICATION 3RD SUBMITTAL

SEAL / SIGNATURE

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PROJECT NAME

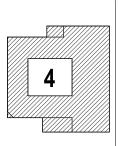
LOTS 4 & 8 HOPE STREET

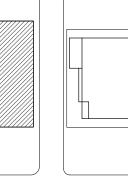
PROJECT NUMBER

DESCRIPTION

DENIDEDING

KEY PLAN





SCALE





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SEAL / SIGNATURE

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PROJECT NAME

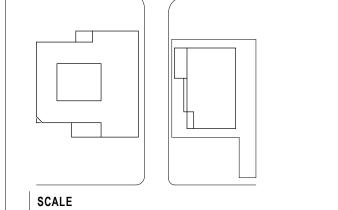
LOTS 4 & 8 HOPE STREET

PROJECT NUMBER

**DESCRIPTION**RENDERING

.

KEY PLAN



SCALE

12" = 1'-0" 0' 8' 16'

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2ND SUBMITTAL

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SEAL / SIGNATURE

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PROJECT NAME

LOTS 4 & 8 HOPE STREET

PROJECT NUMBER

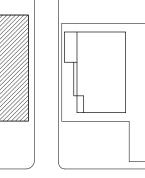
DESCRIPTION

55.7711.000

RENDERING

KEY PLAN

4



SCALE





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DESCRIPTION

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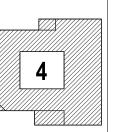
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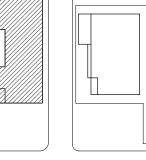
LOTS 4 & 8 HOPE STREET

DESCRIPTION

RENDERING

KEY PLAN





SCALE

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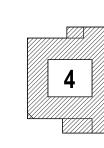
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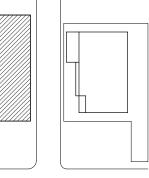
PROJECT NAME LOTS 4 & 8 HOPE STREET

DESCRIPTION

RENDERING

KEY PLAN





SCALE





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SEAL / SIGNATURE

### **NOT FOR** CONSTRUCTION

PROJECT NAME LOTS 4 & 8 HOPE STREET

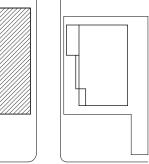
PROJECT NUMBER

DESCRIPTION

RENDERING

KEY PLAN

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SCALE





### LOTS 4 & 8 HOPE STREET

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OCT 16, 2018 FORMAL PROJECT APPLICATION 3RD SUBMITTAL

SEAL / SIGNATURE

# NOT FOR CONSTRUCTION

PROJECT NAME

LOTS 4 & 8 HOPE STREET

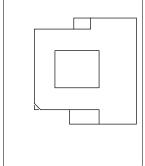
PROJECT NUMBER

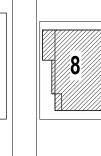
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SEAL / SIGNATURE

# NOT FOR CONSTRUCTION

PROJECT NAME

LOTS 4 & 8 HOPE STREET

PROJECT NUMBER

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FORMAL PROJECT APPLICATION FORMAL PROJECT APPLICATION 2ND SUBMITTAL OCT 16, 2018 FORMAL PROJECT APPLICATION 3RD SUBMITTAL

DESCRIPTION

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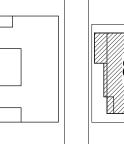
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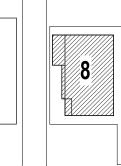
PROJECT NAME LOTS 4 & 8 HOPE STREET

PROJECT NUMBER

DESCRIPTION RENDERING

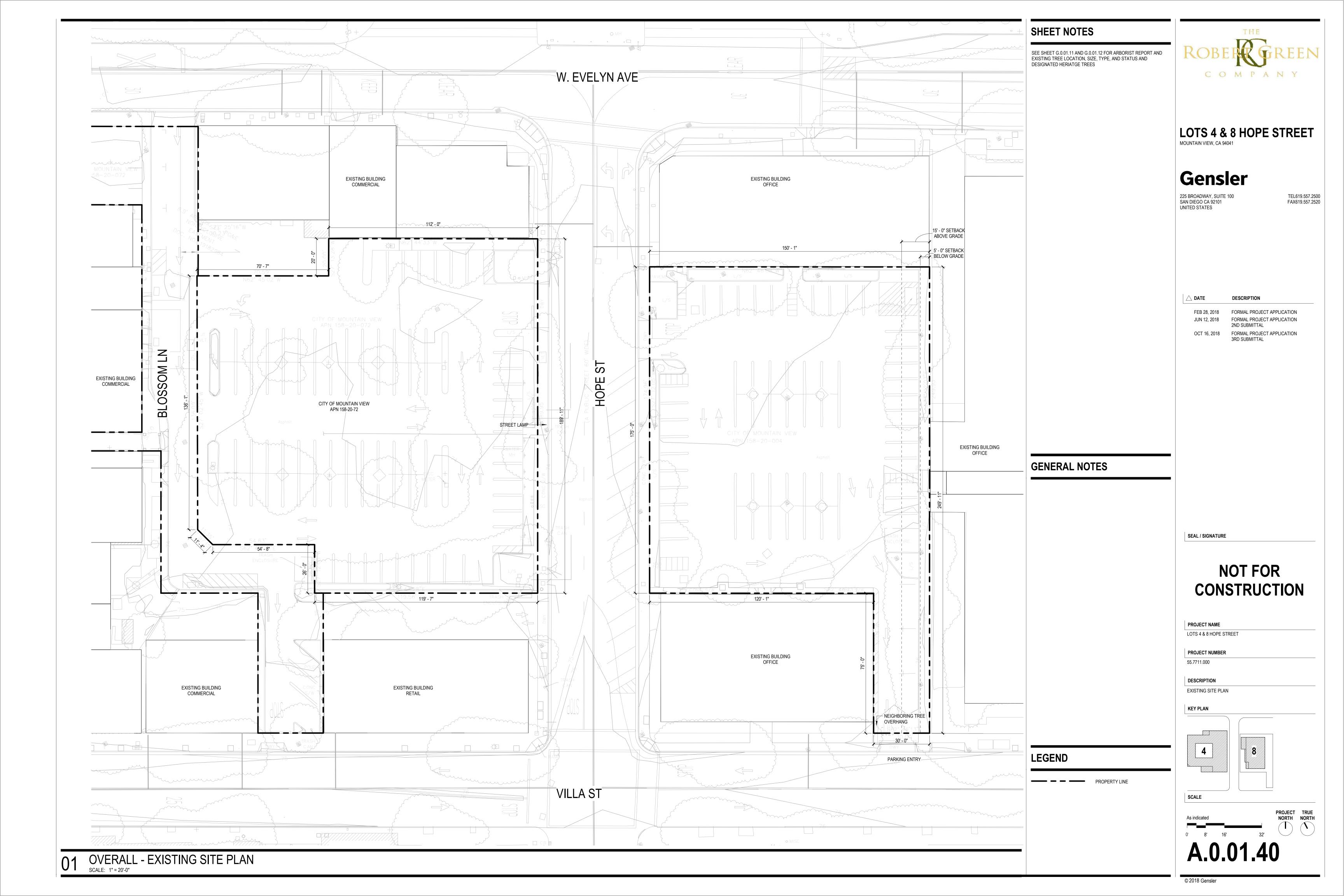
KEY PLAN

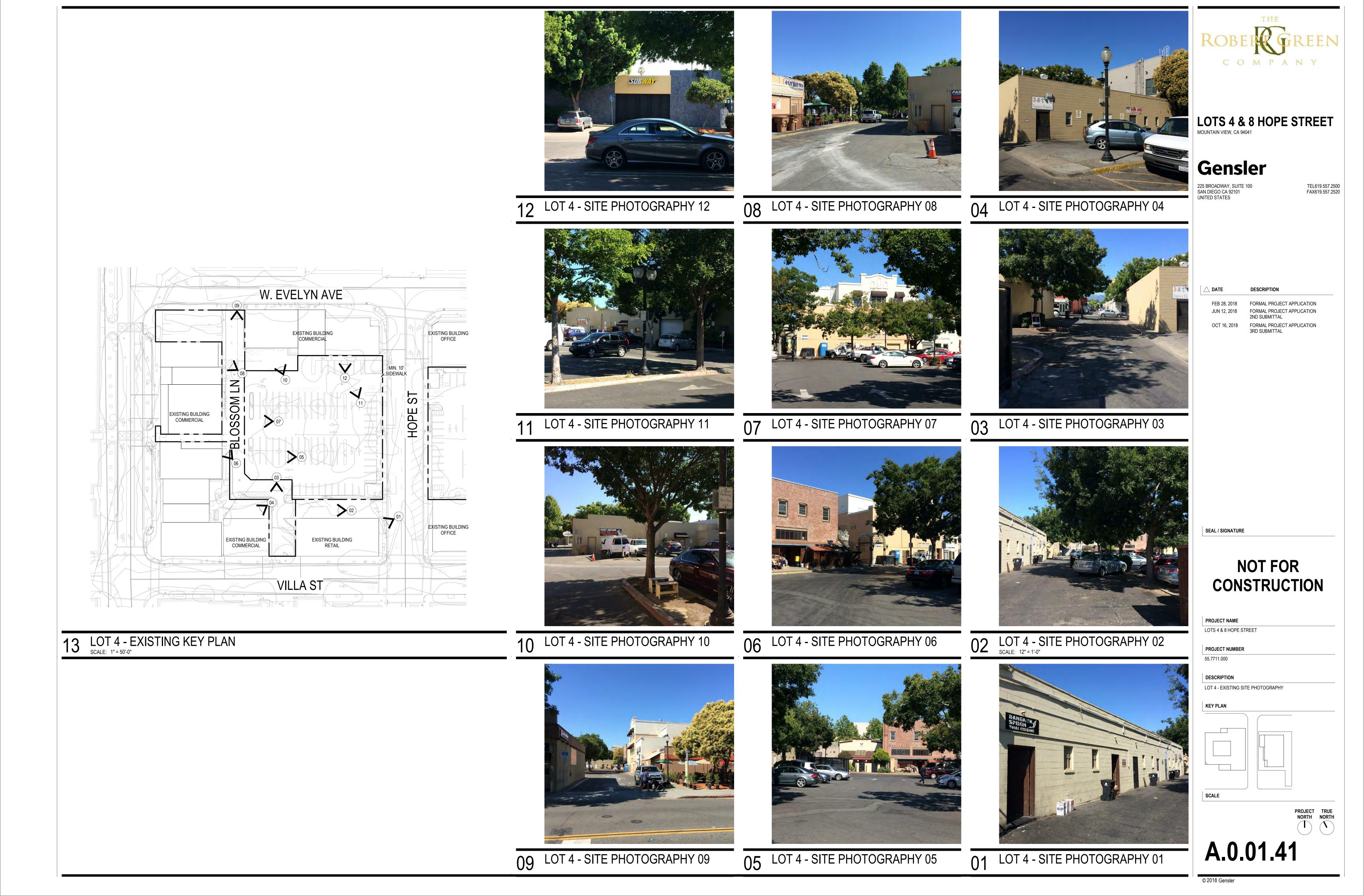


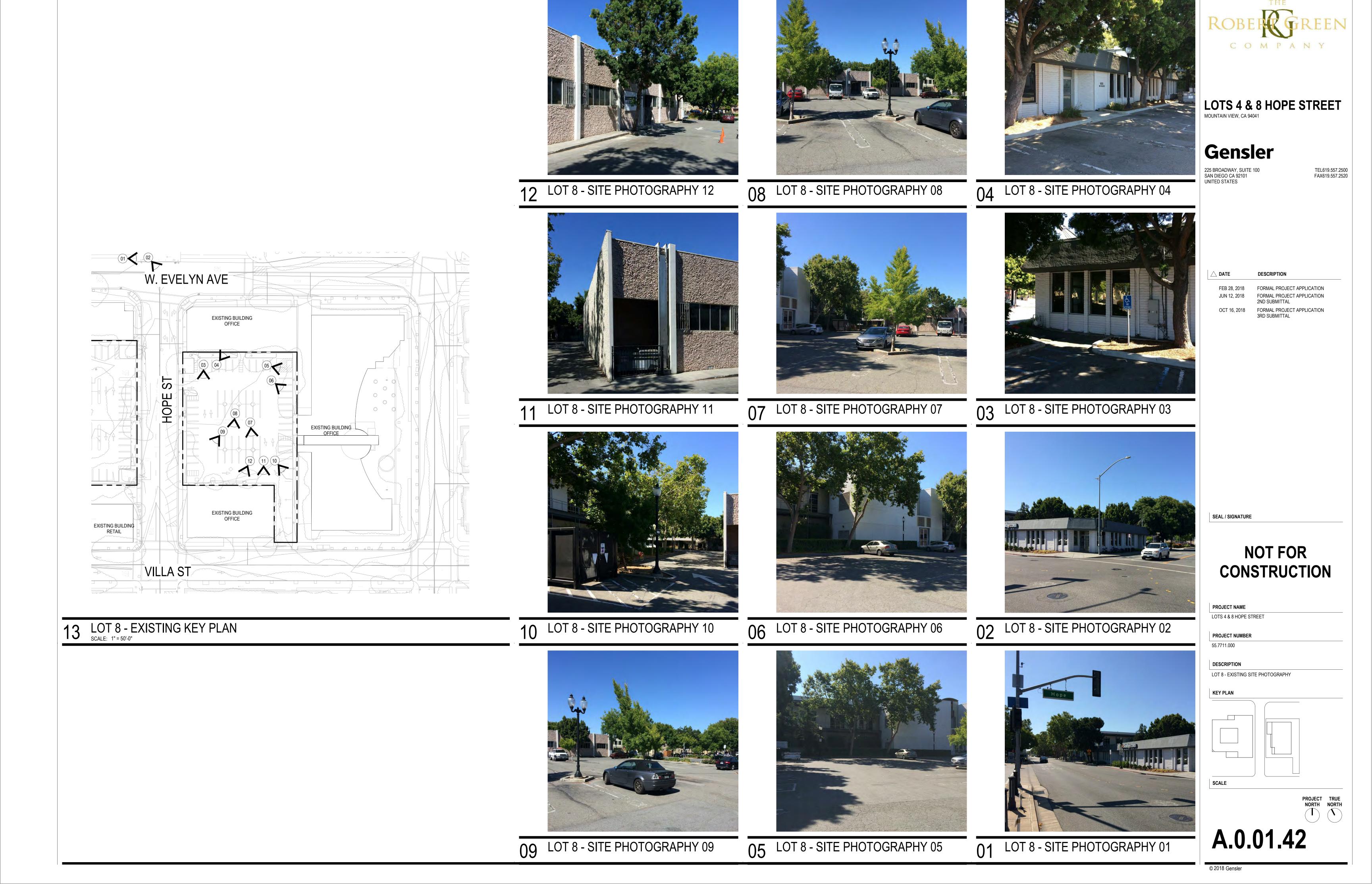


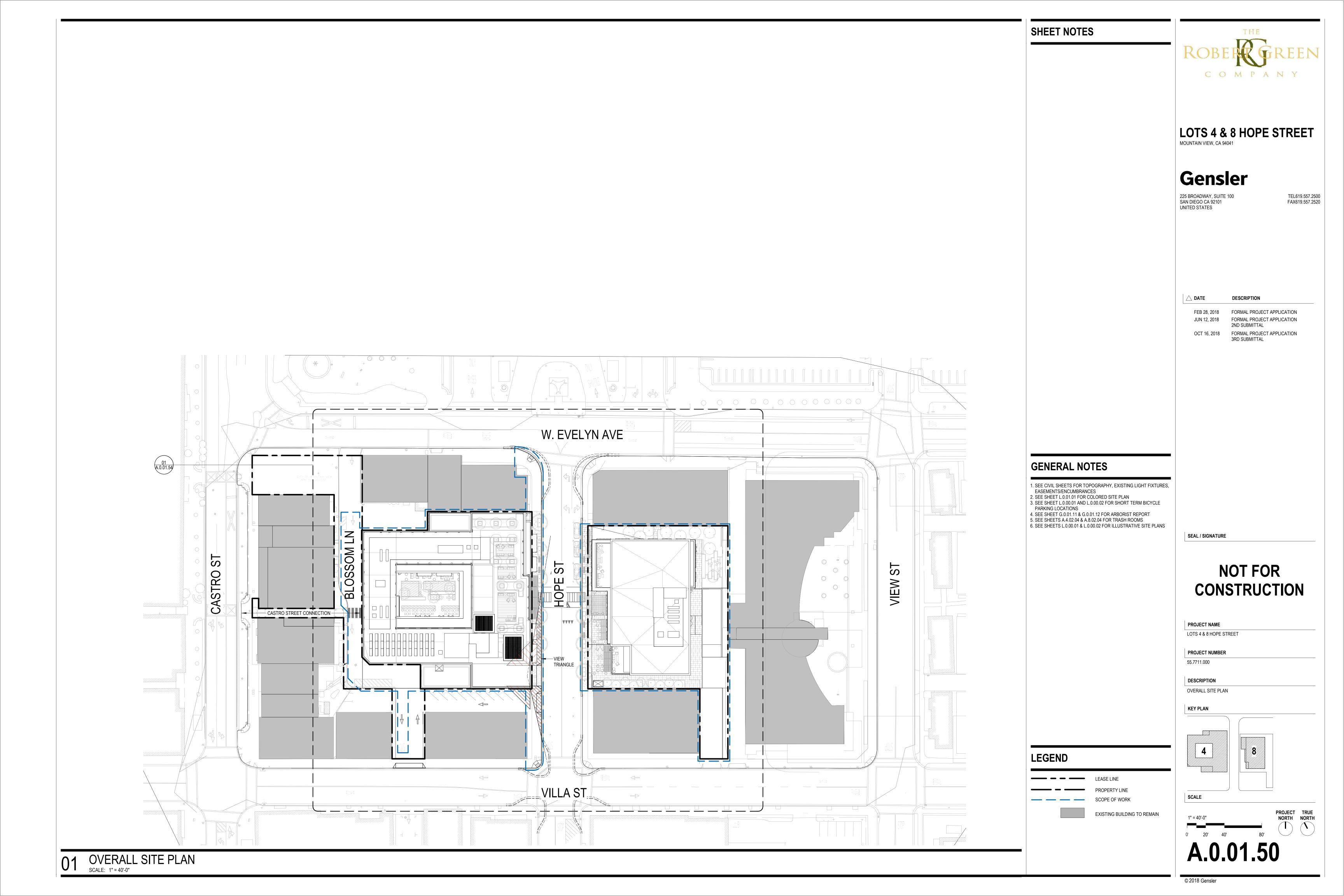
SCALE

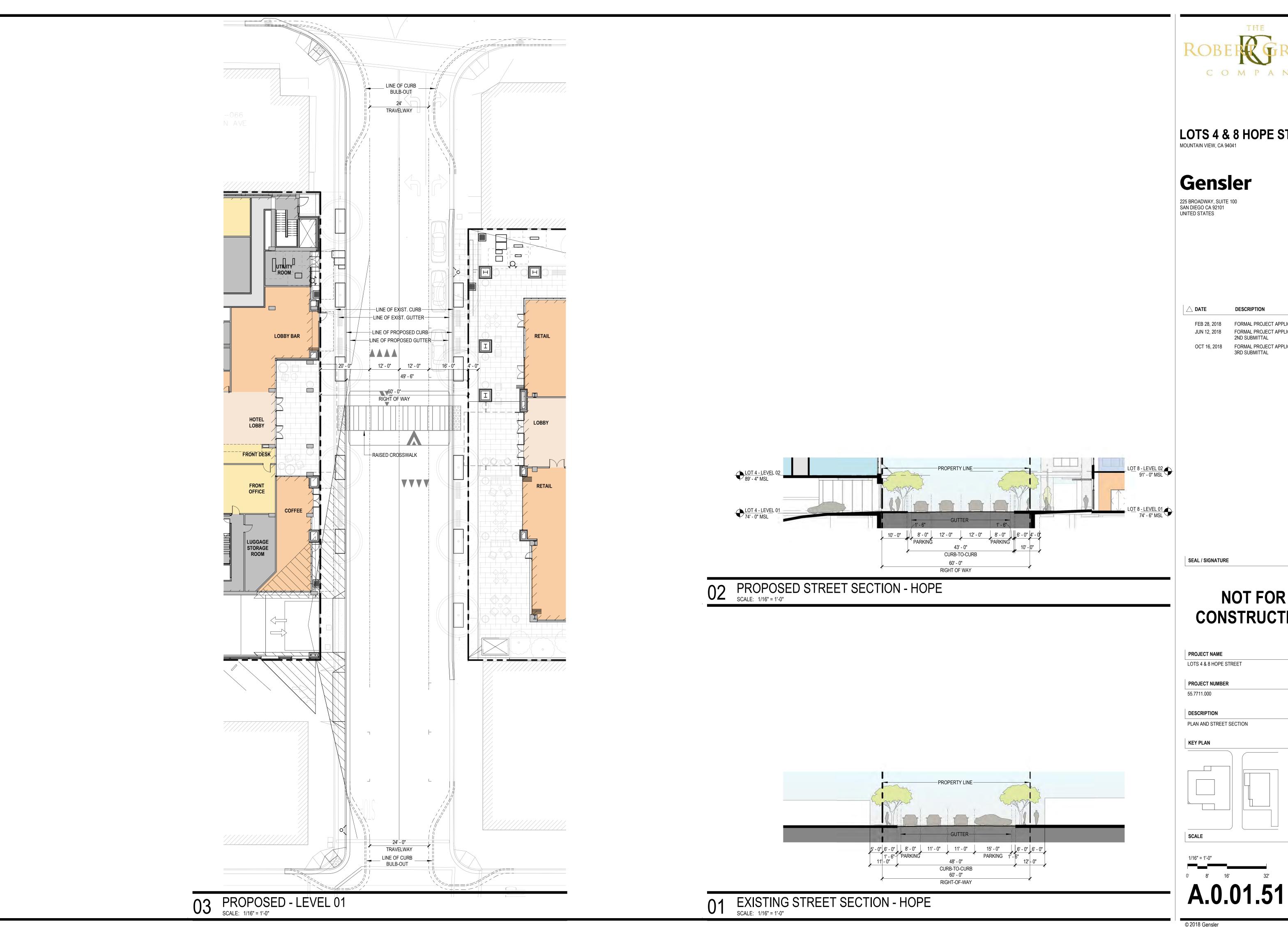














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 $\triangle$  date

FORMAL PROJECT APPLICATION

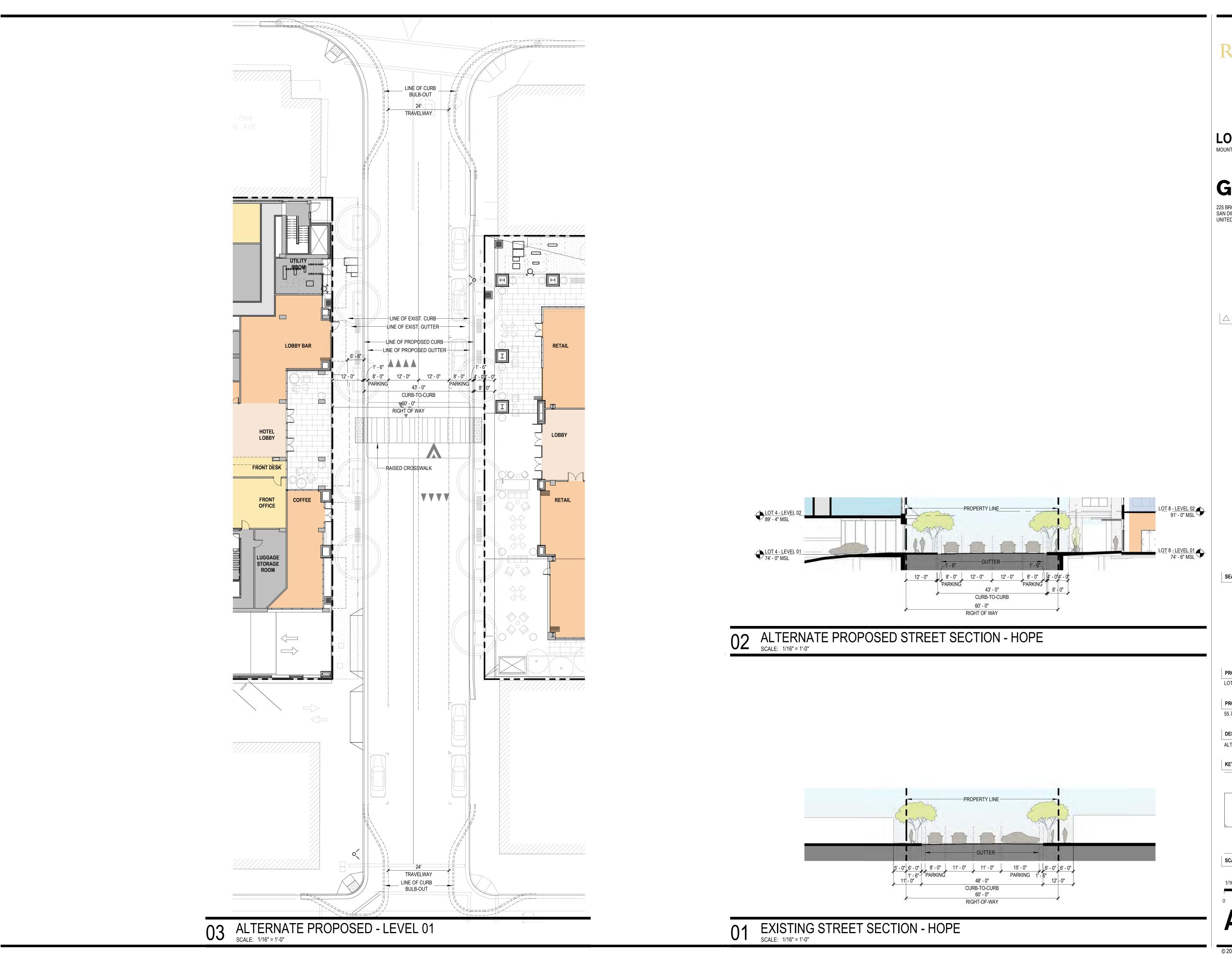
FORMAL PROJECT APPLICATION 2ND SUBMITTAL OCT 16, 2018 FORMAL PROJECT APPLICATION 3RD SUBMITTAL

DESCRIPTION

SEAL / SIGNATURE

### **NOT FOR** CONSTRUCTION

55.7711.000			
DESCRIPTION			
PLAN AND STR	REET SEC	TION	
KEY PLAN			 
SCALE			 
1/16" = 1'-0"			





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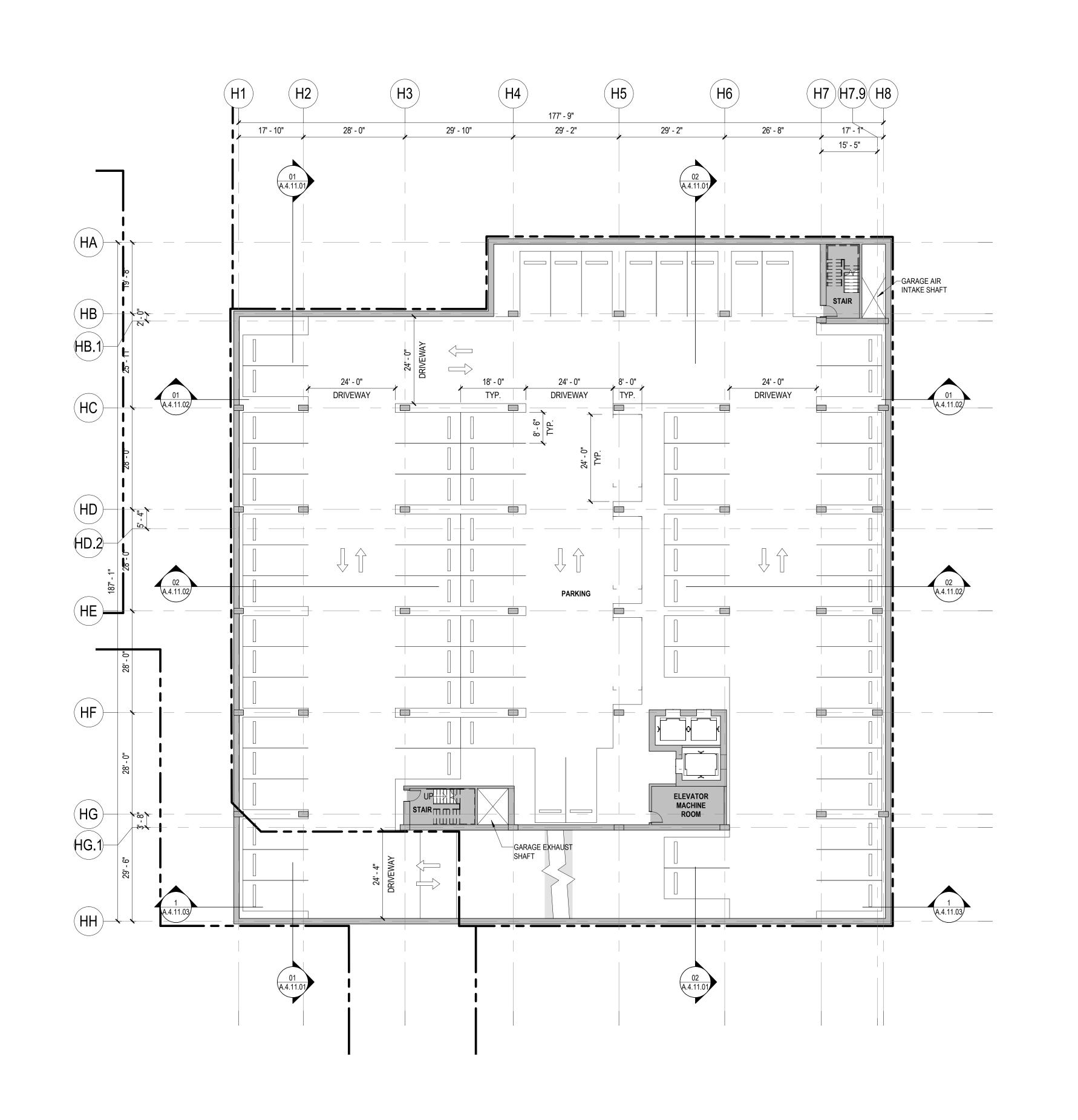
DESCRIPTION

OCT 16, 2018 FORMAL PROJECT APPLICATION 3RD SUBMITTAL

SEAL / SIGNATURE

# NOT FOR CONSTRUCTION

PROJECT NUMB	ER			
55.7711.000				
DESCRIPTION				
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KEY PLAN				
SCALE				
1/46" - 4! 0"				
1/16" = 1'-0"				



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

SCHEDULE - PARKING

LEVEL	COUN
LOT 4	COOR
LOT 4 - LEVEL P03	
LOT 4 - LEVEL P02	
LOT 4 - LEVEL P01	
	2

LOT 8 - LEVEL P03 LOT 8 - LEVEL P02 LOT 8 - LEVEL P01

STREET PARKING ALT LOT 4 - LEVEL 01 SCHEDULE - PARKING - LOT 4 4

392 COUNT LOT 4 - LEVEL P01 ACCESSIBLE PARKING ACCESSIBLE VAN PARKING STANDARD STANDARD PARALLEL

STANDARD PARALLEL LOT 4 - LEVEL P03 STANDARD STANDARD PARALLEL

BICYCLE PARKING REQUIREMENTS\* LOT 4:

SHORT TERM 11 LONG TERM 11

LOT 4 - LEVEL P02 STANDARD

\*REQUIRED BIKE PARKING IS TAKEN FROM CAL GREEN, BEING THE MORE RESTRICTIVE CODE REQUIREMENT. SHORT TERM AND LONG TERM BIKE PARKING IS 5% OF TOTAL PARKING SPACES PER CAL GREEN 2016 §5.106.4.1.1 & §5.106.4.1.2

### **GENERAL NOTES**

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

# COMPANY

LOTS 4 & 8 HOPE STREET MOUNTAIN VIEW, CA 94041

TEL619.557.2500

FAX619.557.2520

### Gensler

225 BROADWAY, SUITE 100 SAN DIEGO CA 92101 UNITED STATES

> $\triangle$  date DESCRIPTION

FORMAL PROJECT APPLICATION FORMAL PROJECT APPLICATION 2ND SUBMITTAL OCT 16, 2018 FORMAL PROJECT APPLICATION

3RD SUBMITTAL

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### **NOT FOR** CONSTRUCTION

PROJECT NAME LOTS 4 & 8 HOPE STREET PROJECT NUMBER 55.7711.000 DESCRIPTION LOT 4 - FLOOR PLAN - LEVEL P3 KEY PLAN SCALE

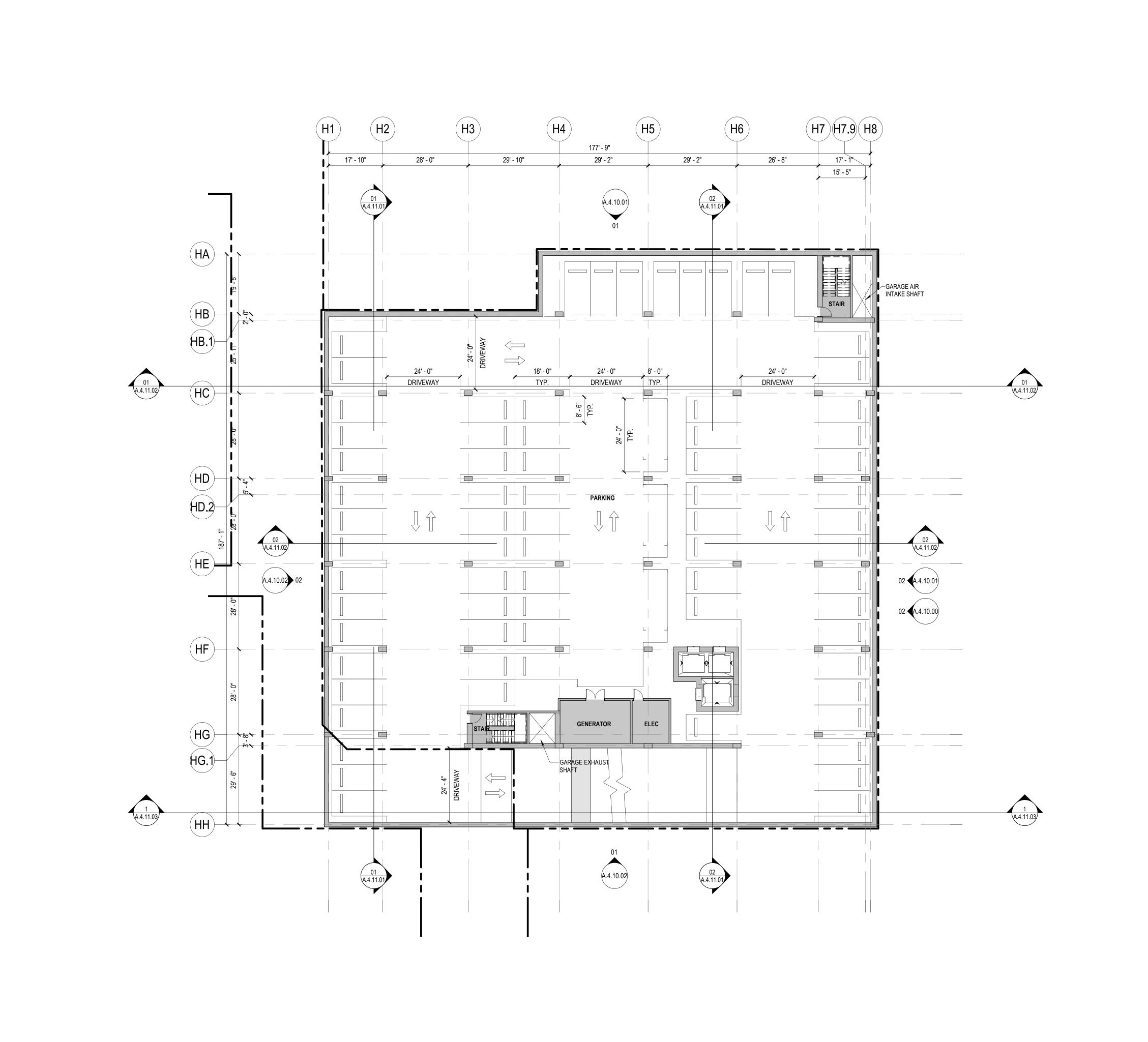
**LEGEND** 

PROPERTY LINE

SETBACK LINES

A.4.02.01

PROJECT TRUE NORTH



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

SCHEDULE - PARKING

LEVEL COUNTY LOT 4 - LEVEL P03
LOT 4 - LEVEL P02
LOT 4 - LEVEL P01

LOT 8
LOT 8 - LEVEL P03
LOT 8 - LEVEL P02
LOT 8 - LEVEL P01
54
170

STREET PARKING ALT
LOT 4 - LEVEL 01 4
SCHEDULE - PARKING - LOT 4 4
392

TYPE COUNT

LOT 4 - LEVEL P01

ACCESSIBLE PARKING 6

ACCESSIBLE VAN PARKING 1

STANDARD 56

STANDARD PARALLEL 2

LOT 4 - LEVEL P02 STANDARD STANDARD PARALLEL

LOT 4 - LEVEL P03

STANDARD 75

STANDARD PARALLEL 3

78

218

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

GREEN 2016 §5.106.4.1.1 & §5.106.4.1.2

\*REQUIRED BIKE PARKING IS TAKEN FROM CAL GREEN, BEING THE MORE RESTRICTIVE CODE REQUIREMENT. SHORT TERM AND LONG TERM BIKE PARKING IS 5% OF TOTAL PARKING SPACES PER CAL

### **GENERAL NOTES**

**LEGEND** 

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

# ROBERT GREEN

LOTS 4 & 8 HOPE STREET
MOUNTAIN VIEW, CA 94041

### Gensler

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PROJECT NAME

LOTS 4 & 8 HOPE STREET

PROJECT NUMBER

55.7711.000

DESCRIPTION

LOT 4 - FLOOR PLAN - LEVEL P2

KEY PLAN

SCALE

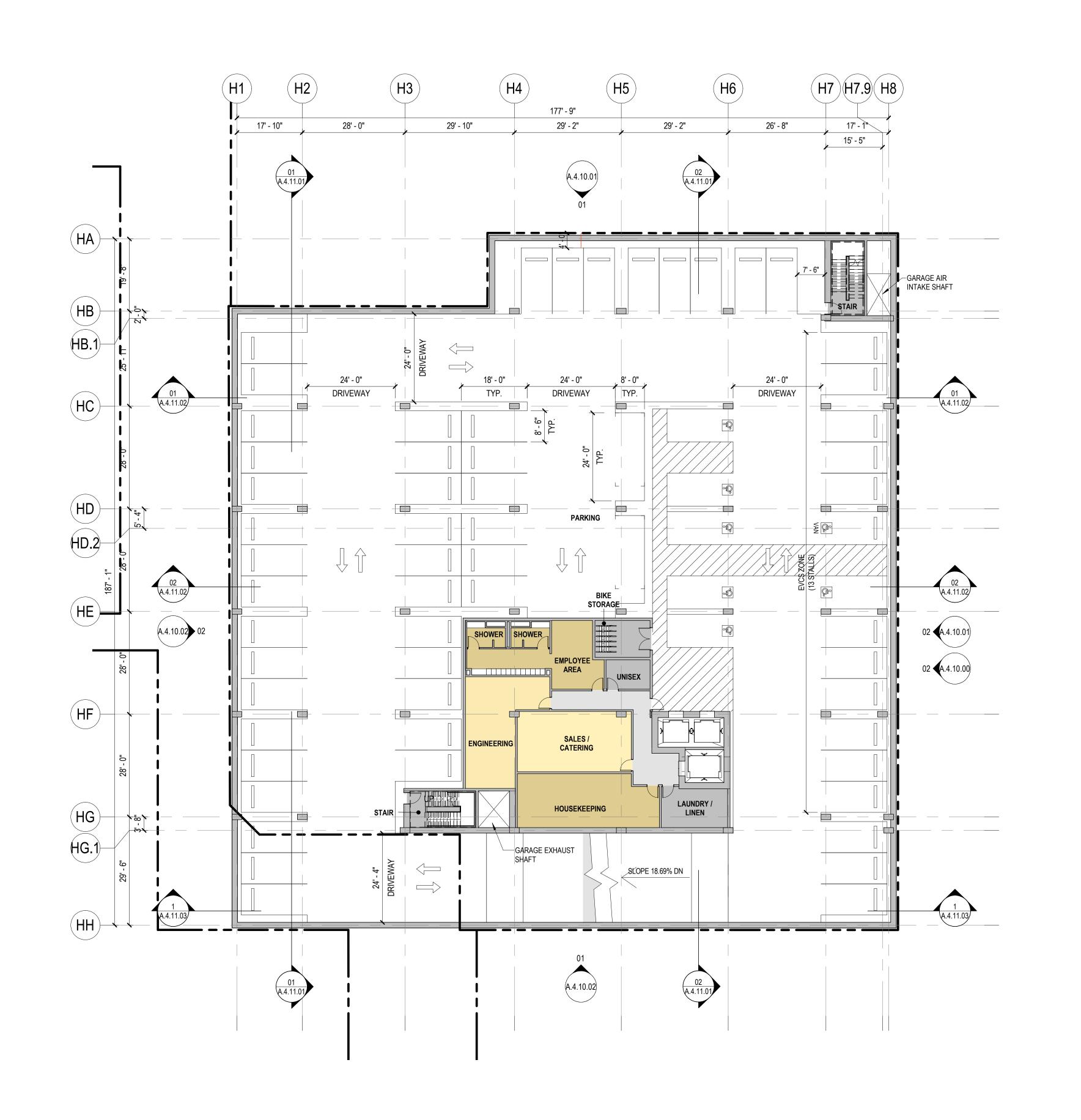
PROPERTY LINE

SETBACK LINES

1/16" = 1'-0"

A.4.02.02

PROJECT TRUE NORTH



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

SCHEDULE - PARKING

LEVEL COU
LOT 4
LOT 4 - LEVEL P03
LOT 4 - LEVEL P02
LOT 4 - LEVEL P01

LOT 8
LOT 8 - LEVEL P03 59
LOT 8 - LEVEL P02 57
LOT 8 - LEVEL P01 54

STREET PARKING ALT
LOT 4 - LEVEL 01 4
SCHEDULE - PARKING - LOT 4 4
392

TYPE COUNT

LOT 4 - LEVEL P01

ACCESSIBLE PARKING 6

ACCESSIBLE VAN PARKING 1

STANDARD 56

STANDARD PARALLEL 2

65

LOT 4 - LEVEL P03
STANDARD 75
STANDARD PARALLEL 3

BICYCLE PARKING REQUIREMENTS\* LOT 4:

SHORT TERM 11 LONG TERM 11

LOT 4 - LEVEL P02 STANDARD

STANDARD PARALLEL

\*REQUIRED BIKE PARKING IS TAKEN FROM CAL GREEN, BEING THE MORE RESTRICTIVE CODE REQUIREMENT. SHORT TERM AND LONG TERM BIKE PARKING IS 5% OF TOTAL PARKING SPACES PER CAL GREEN 2016 §5.106.4.1.1 & §5.106.4.1.2

EV PARKING REQUIREMENTS

**LOT 4:** 13 (8% OF STALLS PER CAL GREEN 2016 §5.106.5.2)

CLEAN AIR VEHICLE REQUIREMENTS
LOT 4: 17 (6% OF STALLS PER CAL GREEN 2016 §5.106.5.3.3)

### GENERAL NOTES

**LEGEND** 

PROPERTY LINE

SETBACK LINES

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

ROBERT GREEN

LOTS 4 & 8 HOPE STREET
MOUNTAIN VIEW, CA 94041

TEL619.557.2500

FAX619.557.2520

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225 BROADWAY, SUITE 100 SAN DIEGO CA 92101 UNITED STATES

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OCT 16, 2018 FORMAL PROJECT APPLICATION

3RD SUBMITTAL

DESCRIPTION

SEAL / SIGNATURE

# NOT FOR CONSTRUCTION

PROJECT NAME

LOTS 4 & 8 HOPE STREET

PROJECT NUMBER

55.7711.000

DESCRIPTION

LOT 4 - FLOOR PLAN - LEVEL P1

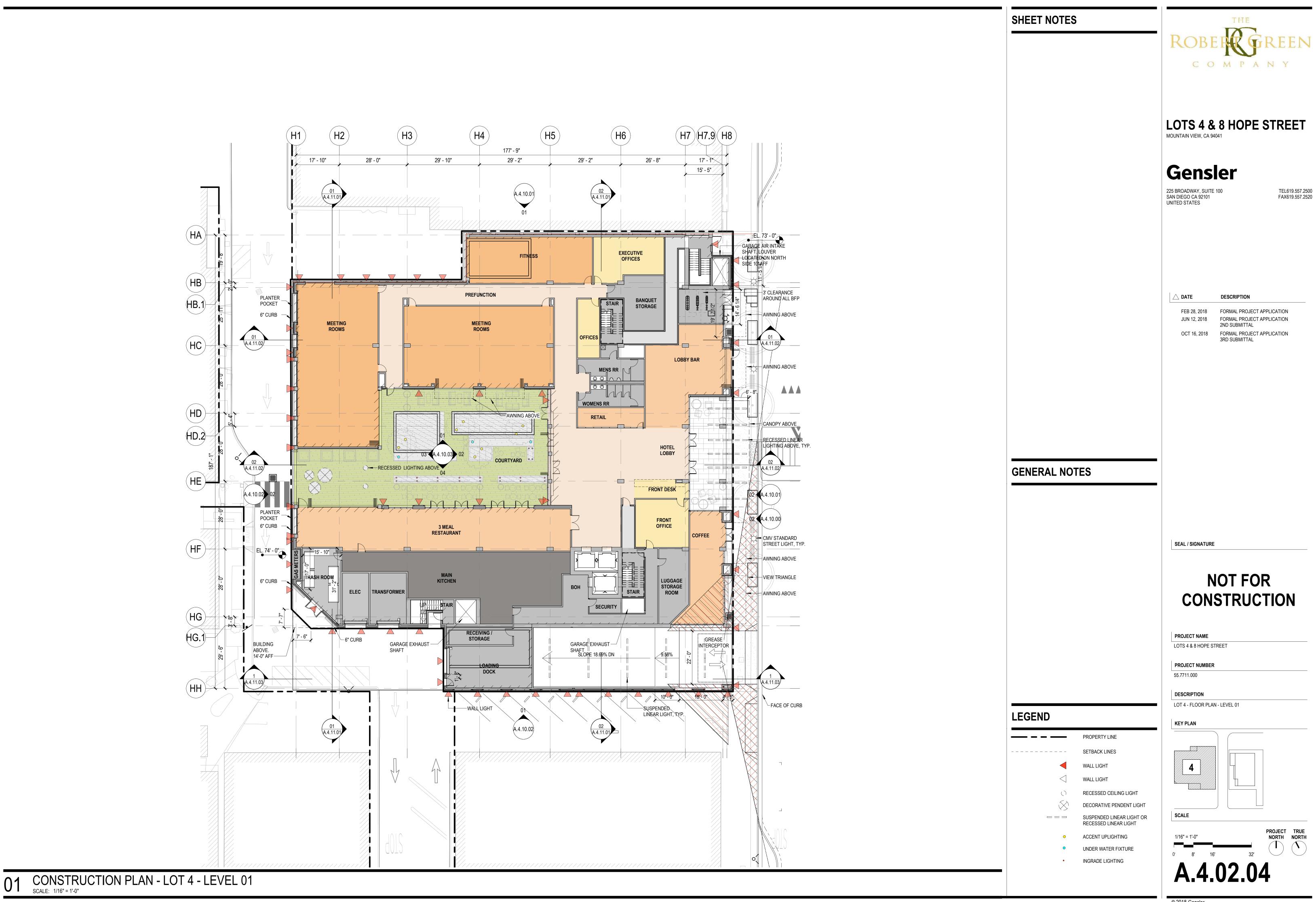
KEY PLAN

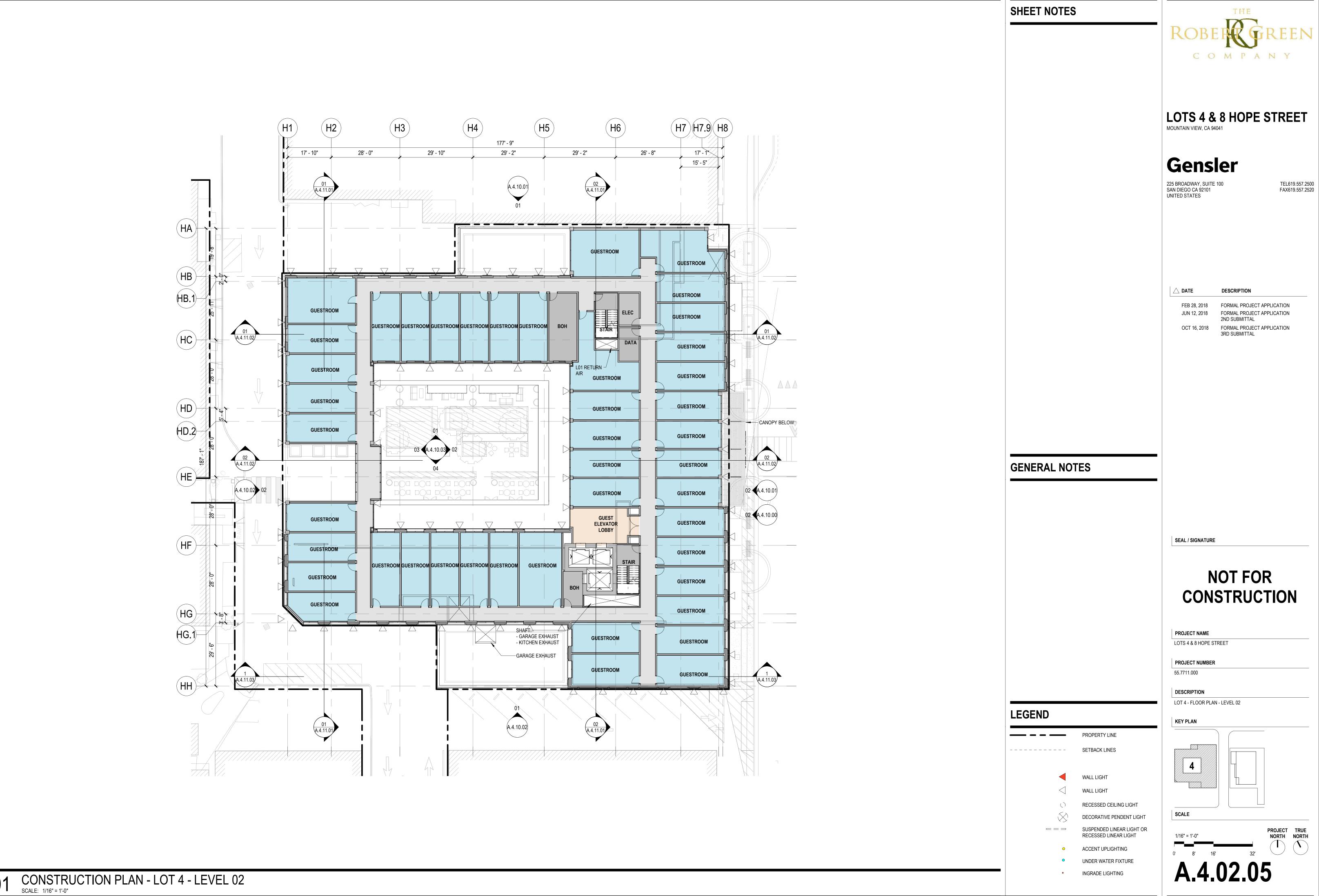
SCALE

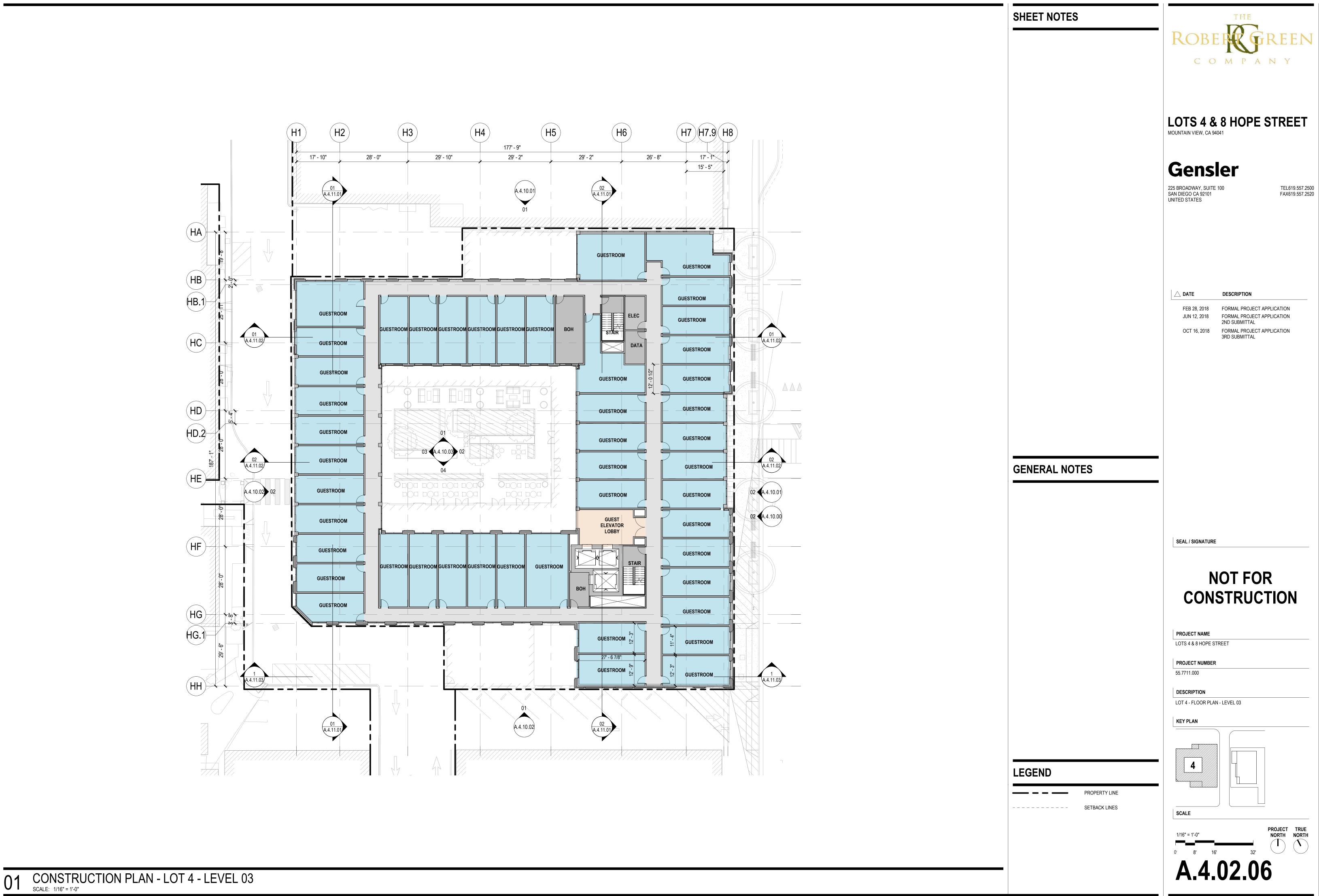
PROJECT TRUE NORTH NORTH

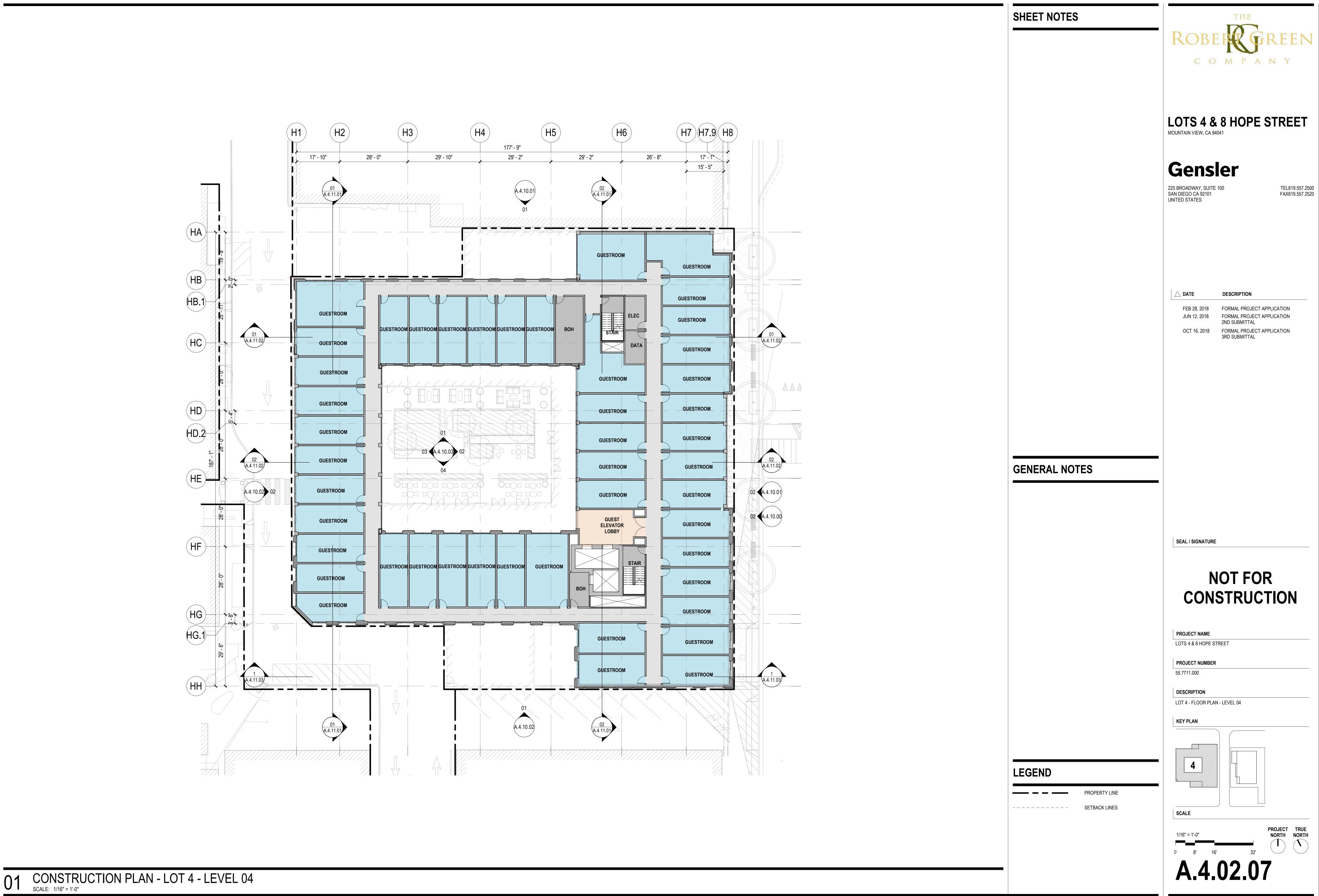
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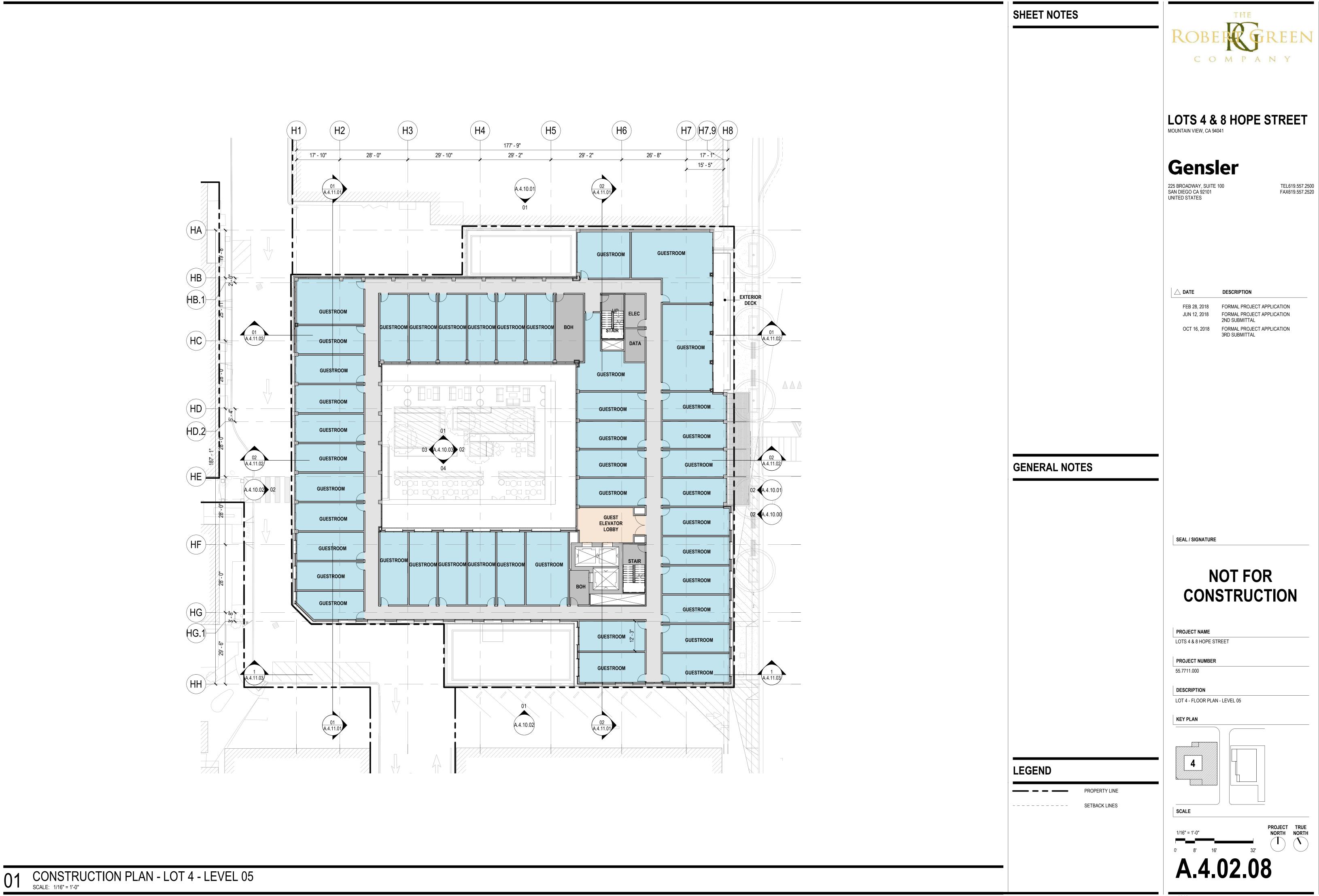
CONSTRUCTION PLAN - LOT 4 - LEVEL P01
SCALE: 1/16" = 1'-0"

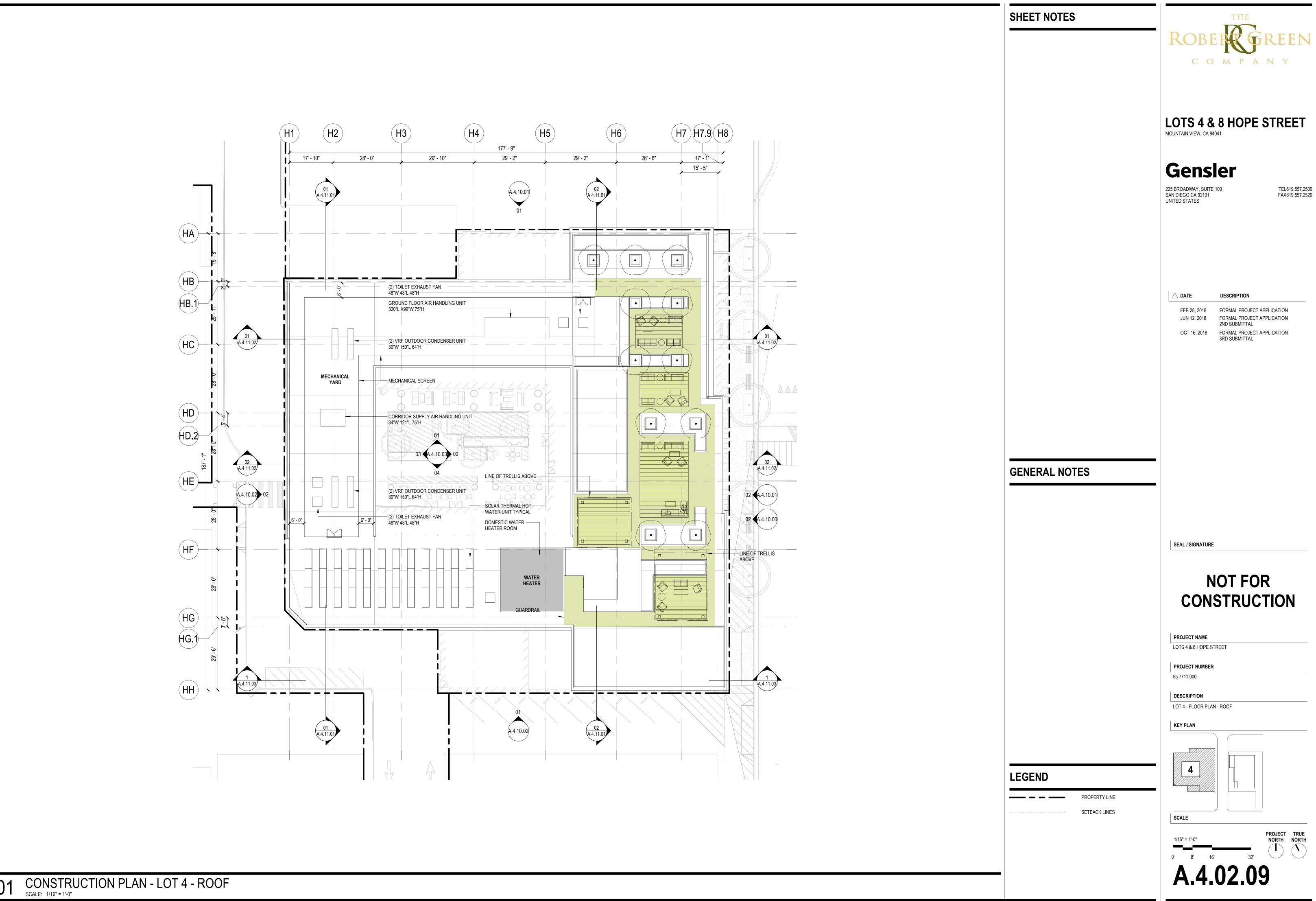
















LOTS 4 & 8 HOPE STREET MOUNTAIN VIEW, CA 94041

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OCT 16, 2018 FORMAL PROJECT APPLICATION 3RD SUBMITTAL

DESCRIPTION

**GENERAL NOTES** 

**KEY PLAN** 

SEAL / SIGNATURE

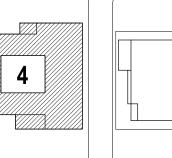
PROJECT NAME

LOTS 4 & 8 HOPE STREET

### **NOT FOR** CONSTRUCTION

PROJECT NUMBER 55.7711.000 DESCRIPTION LOT 4 - EXISTING / PROPOSED ELEVATIONS

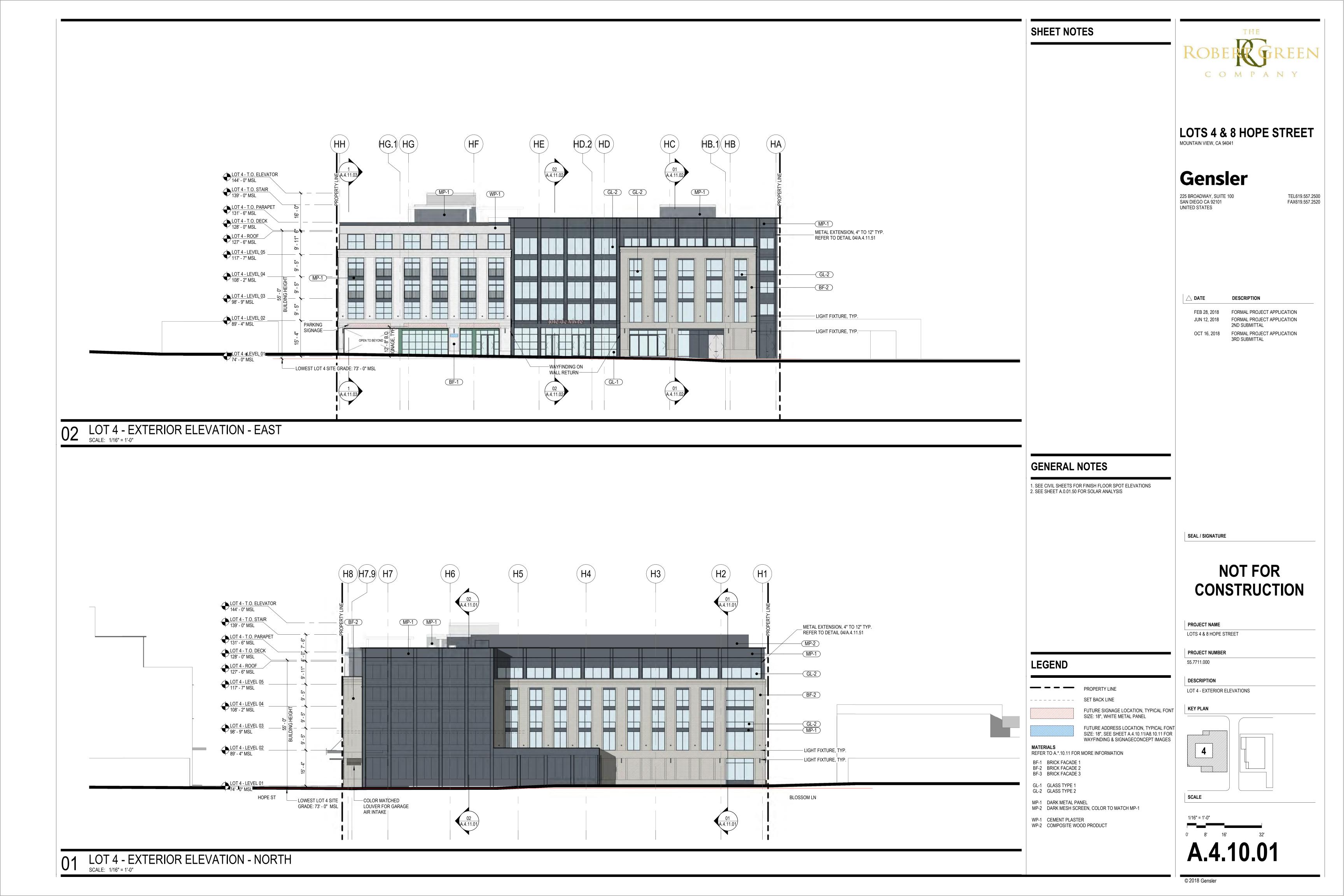
KEY PLAN

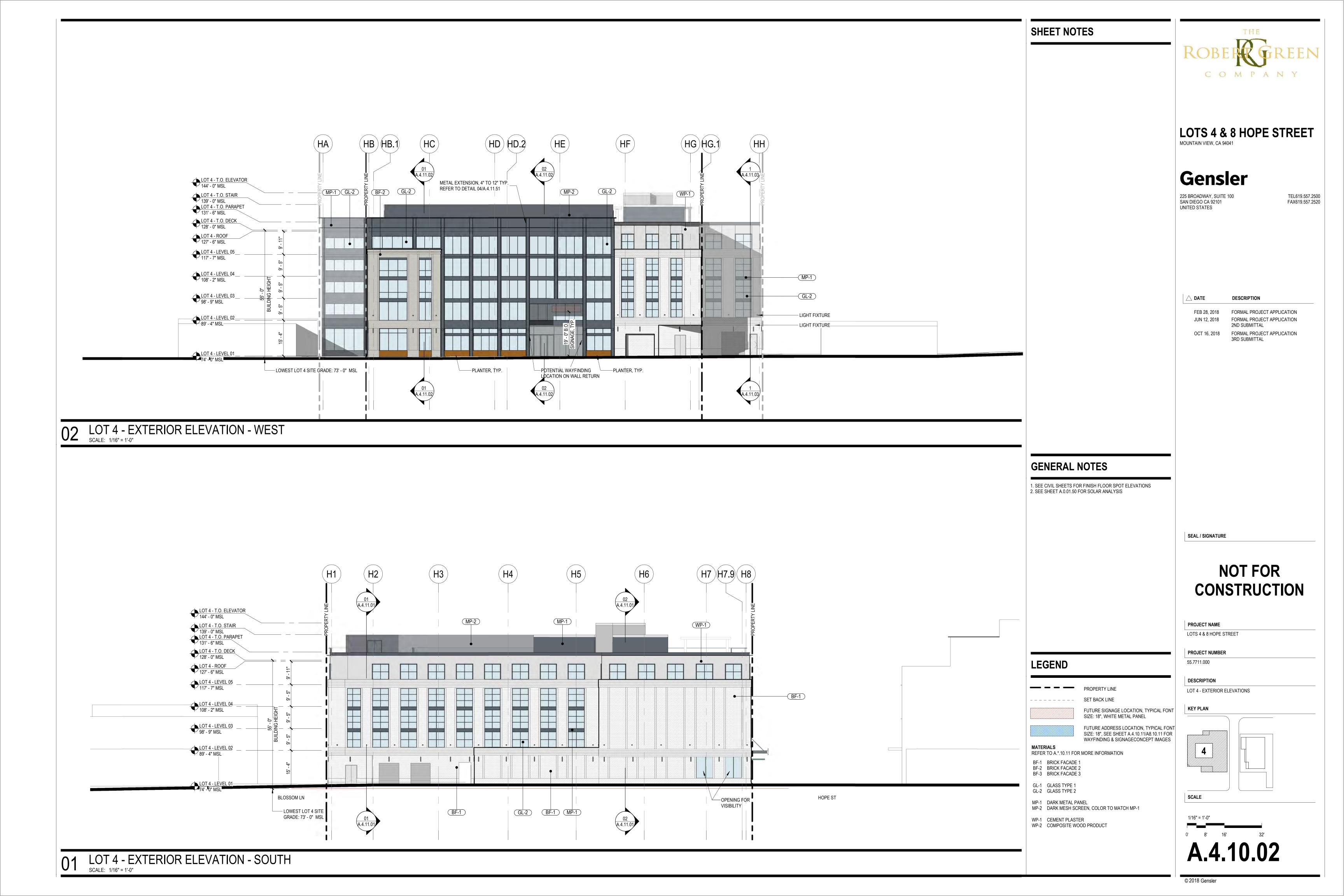


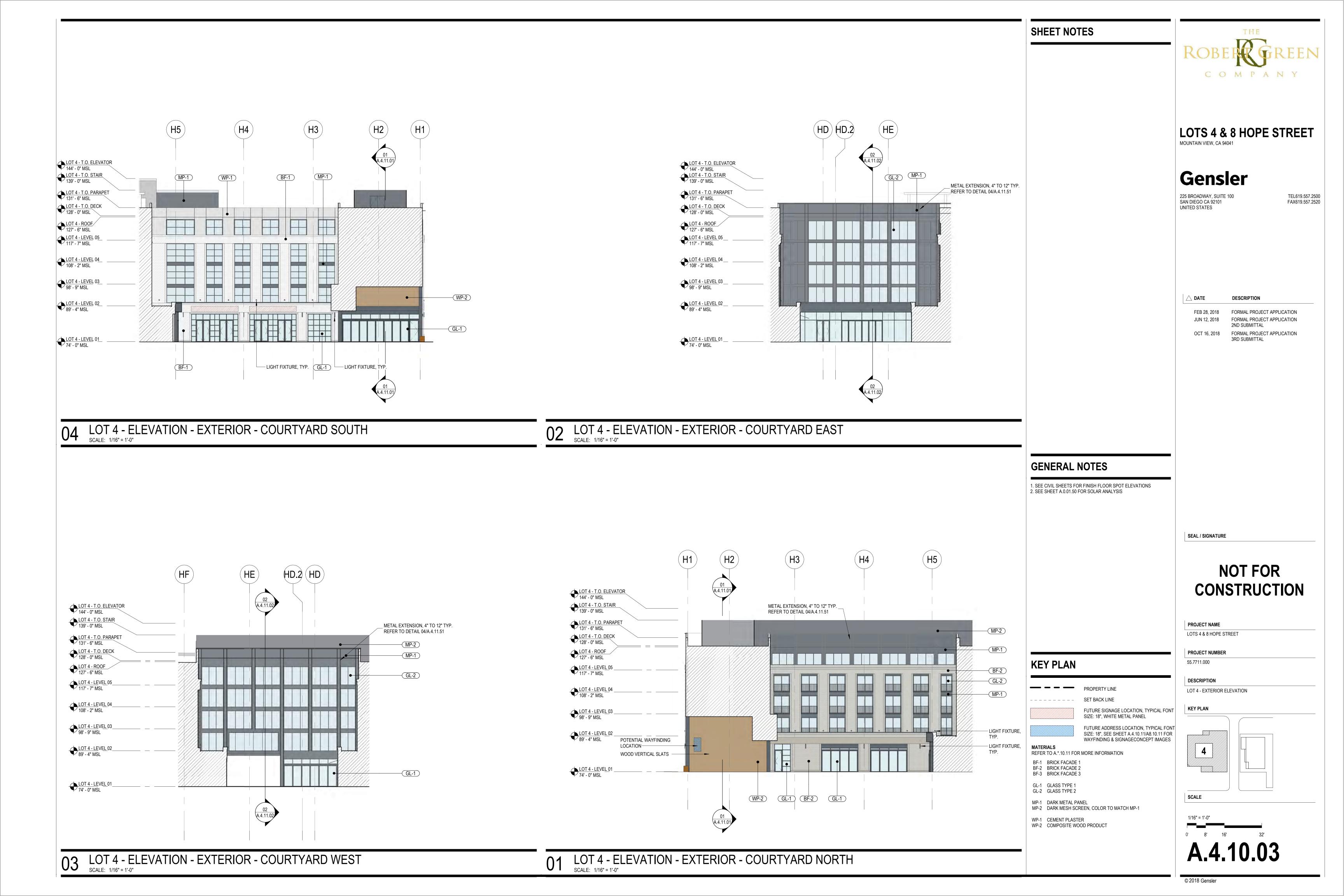
SCALE

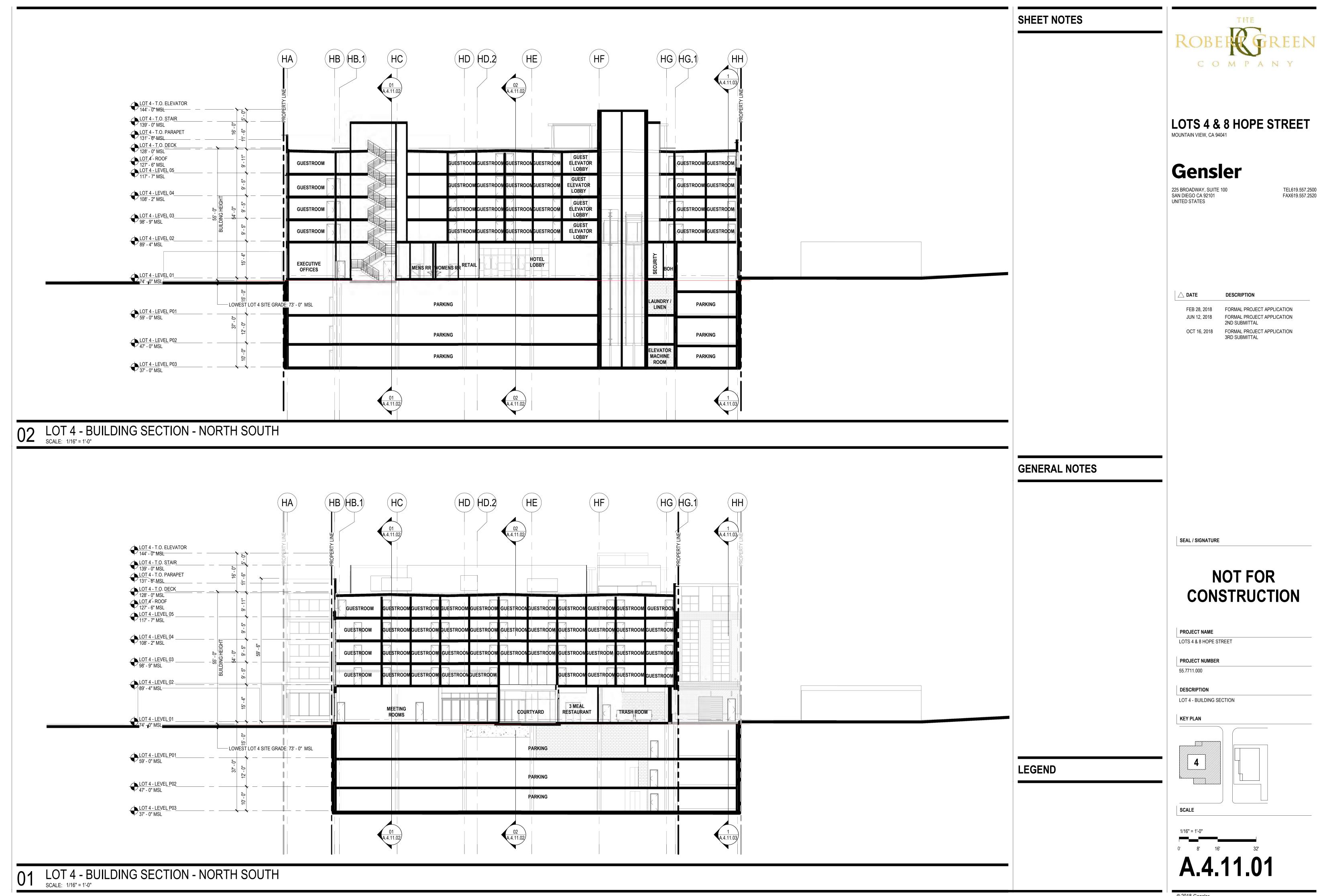
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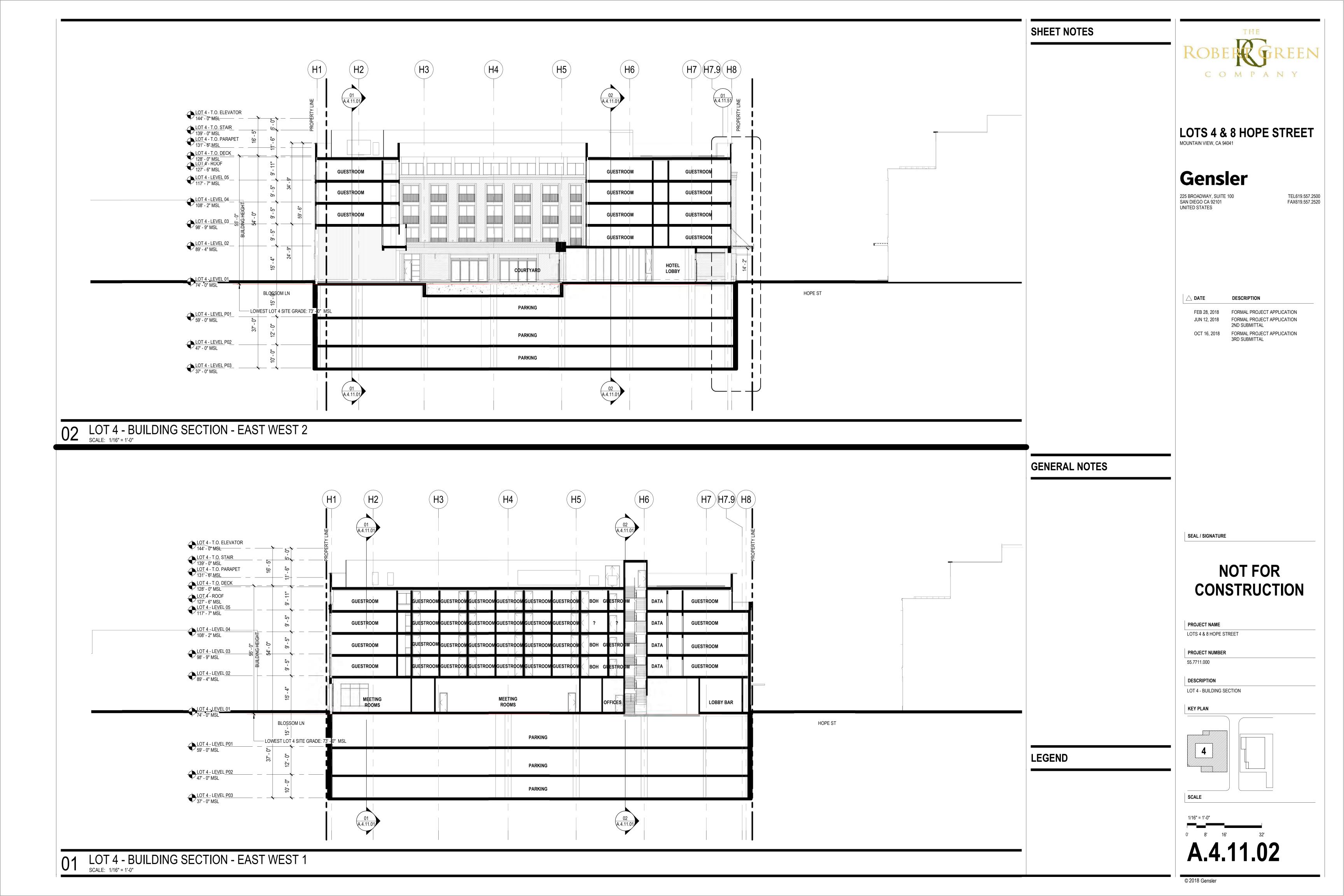
01 LOT 4 - ELEVATION EAST

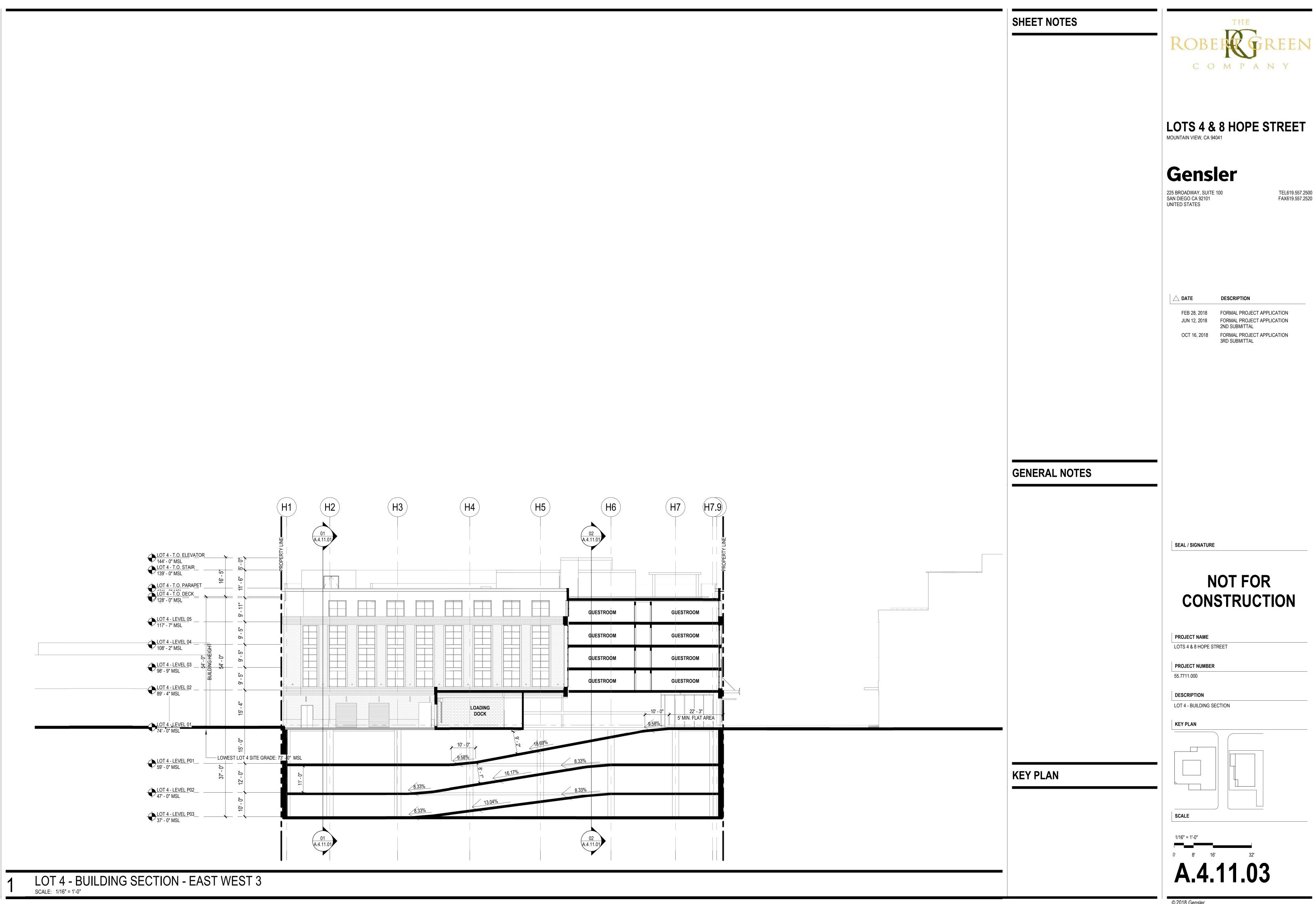


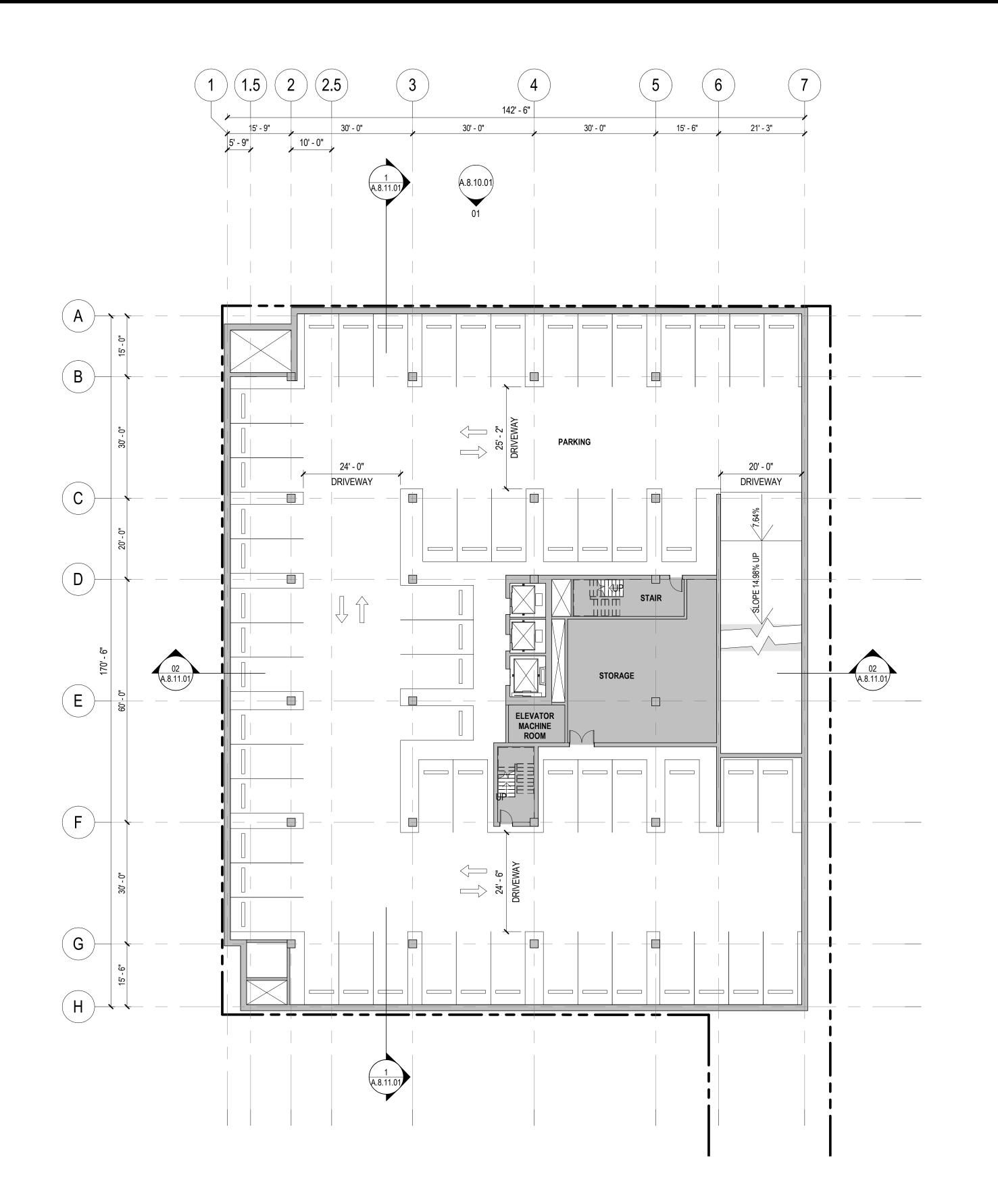












PARKING PER DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN CITY OF MOUNTAIN VIEW AND RGC MOUNTAIN VIEW I, LLC, MAY 25, 2017

SCHEDULE - PARKING

LEVEL	COL
LOT 4	
LOT 4 - LEVEL P03	
LOT 4 - LEVEL P02	
LOT 4 - LEVEL P01	

LOT 8 - LEVEL P03 LOT 8 - LEVEL P02 LOT 8 - LEVEL P01

STREET PARKING ALT LOT 4 - LEVEL 01 SCHEDULE - PARKING - LOT 8 4 392 COUNT

LOT 8 - LEVEL P01 ACCESSIBLE PARKING ACCESSIBLE VAN PARKING STANDARD

LOT 8 - LEVEL P03

BICYCLE PARKING REQUIREMENTS\*

SHORT TERM LONG TERM

LOT 8 - LEVEL P02 STANDARD

\*REQUIRED BIKE PARKING IS TAKEN FROM CAL GREEN, BEING THE MORE RESTRICTIVE CODE REQUIREMENT. SHORT TERM AND LONG TERM BIKE PARKING IS 5% OF TOTAL PARKING SPACES PER CAL GREEN 2016 §5.106.4.1.1 & §5.106.4.1.2

#### **GENERAL NOTES**

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

# COMPANY

LOTS 4 & 8 HOPE STREET MOUNTAIN VIEW, CA 94041

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FORMAL PROJECT APPLICATION FORMAL PROJECT APPLICATION 2ND SUBMITTAL OCT 16, 2018 FORMAL PROJECT APPLICATION 3RD SUBMITTAL

SEAL / SIGNATURE

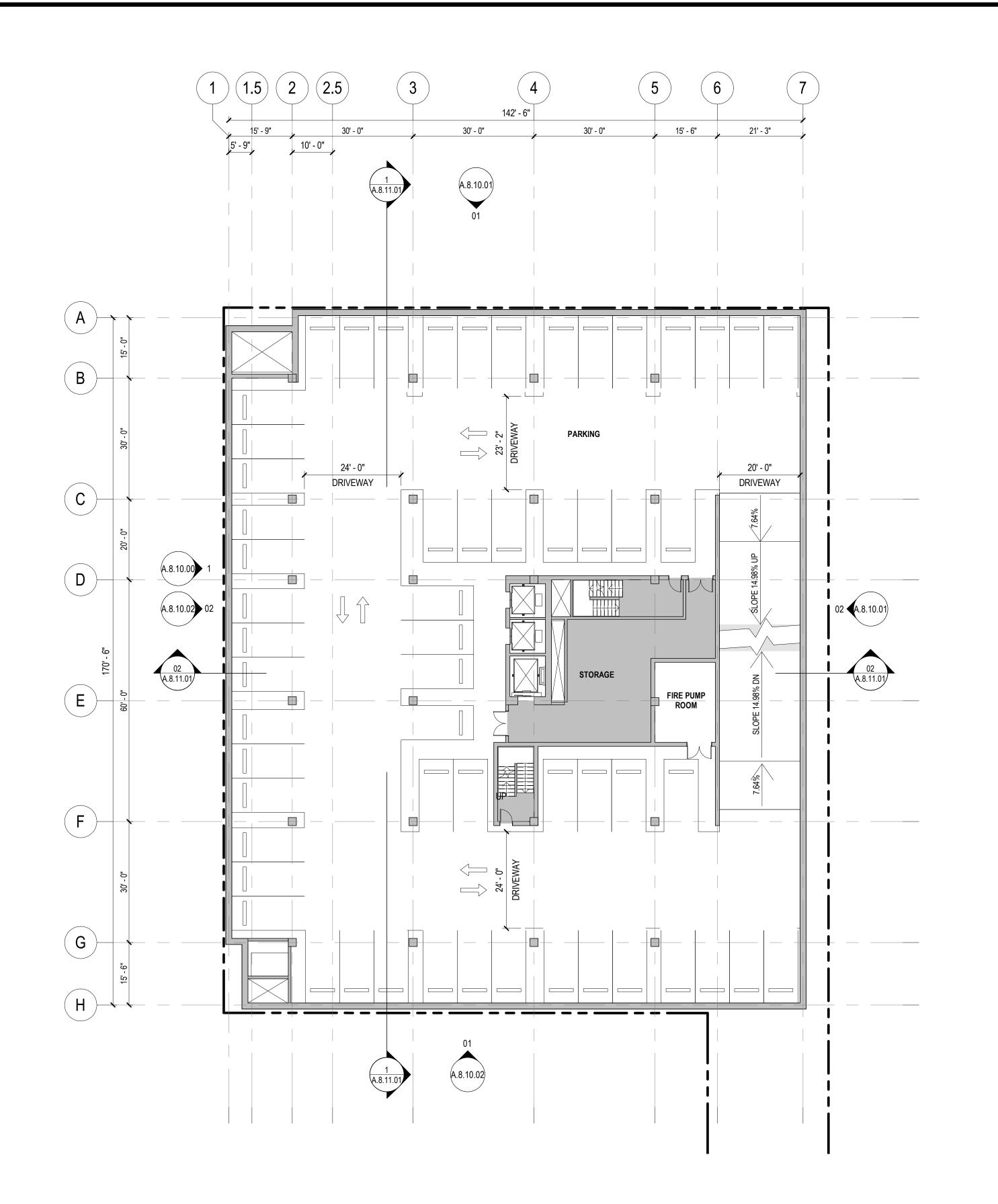
#### **NOT FOR** CONSTRUCTION

PROJECT NAME	
LOTS 4 & 8 HOPE STREET	
PROJECT NUMBER	
55.7711.000	
DESCRIPTION	
LOT 8 - FLOOR PLAN - LEVEL P3	
KEY PLAN	
SCALE SCALE	
SCALE	
1/16" = 1'-0"	PROJECT TRUE NORTH
0' 8' 16' 32'	
<b>A Q D 2 D</b>	4

**LEGEND** 

PROPERTY LINE

SETBACK LINES



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

SCHEDULE - PARKING

LEVEL LOT 4 LOT 4 - LEVEL P03 LOT 4 - LEVEL P02 LOT 4 - LEVEL P01

LOT 8 LOT 8 - LEVEL P03 LOT 8 - LEVEL P02 LOT 8 - LEVEL P01

STREET PARKING ALT LOT 4 - LEVEL 01 SCHEDULE - PARKING - LOT 8 4 392 COUNT

LOT 8 - LEVEL P01 ACCESSIBLE PARKING ACCESSIBLE VAN PARKING STANDARD LOT 8 - LEVEL P02

LOT 8 - LEVEL P03

BICYCLE PARKING REQUIREMENTS\*

SHORT TERM 9 LONG TERM 9

STANDARD

\*REQUIRED BIKE PARKING IS TAKEN FROM CAL GREEN, BEING THE MORE RESTRICTIVE CODE REQUIREMENT. SHORT TERM AND LONG TERM BIKE PARKING IS 5% OF TOTAL PARKING SPACES PER CAL GREEN 2016 §5.106.4.1.1 & §5.106.4.1.2

#### **GENERAL NOTES**

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

# COMPANY

LOTS 4 & 8 HOPE STREET MOUNTAIN VIEW, CA 94041

#### Gensler

225 BROADWAY, SUITE 100 SAN DIEGO CA 92101 UNITED STATES

TEL619.557.2500 FAX619.557.2520

igwedge Date DESCRIPTION

FORMAL PROJECT APPLICATION FORMAL PROJECT APPLICATION 2ND SUBMITTAL OCT 16, 2018 FORMAL PROJECT APPLICATION

3RD SUBMITTAL

SEAL / SIGNATURE

#### **NOT FOR** CONSTRUCTION

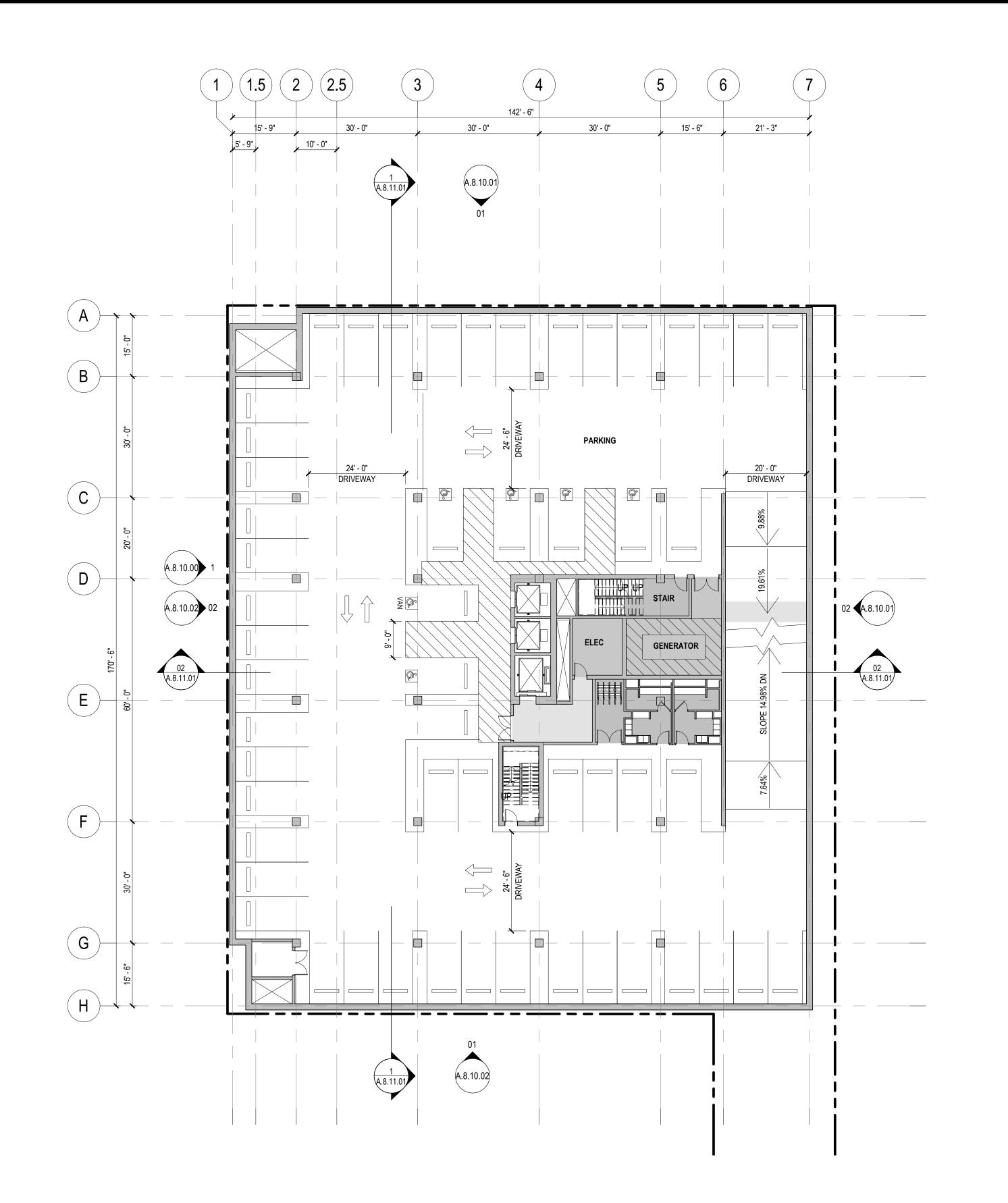
PROJECT NAME		
LOTS 4 & 8 HOPE STREET		
PROJECT NUMBER		
55.7711.000		
DESCRIPTION		
LOT 8 - FLOOR PLAN - LEVEL P2		
KEY PLAN		
8		
SCALE	•	
1/16" = 1'-0"	PROJECT NORTH	TRUE NORTH
4' 8' 16' <b>A O O O O</b>	7	
$\Lambda \times \Pi / \Pi$		

**LEGEND** 

PROPERTY LINE

SETBACK LINES

A.O.UZ.UZ



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

SCHEDULE - PARKING

LEVEL LOT 4 LOT 4 - LEVEL P03 LOT 4 - LEVEL P02 LOT 4 - LEVEL P01

LOT 8 LOT 8 - LEVEL P03 LOT 8 - LEVEL P02 LOT 8 - LEVEL P01

STREET PARKING ALT LOT 4 - LEVEL 01 SCHEDULE - PARKING - LOT 8 4 392 COUNT

LOT 8 - LEVEL P01 ACCESSIBLE PARKING ACCESSIBLE VAN PARKING STANDARD LOT 8 - LEVEL P02

LOT 8 - LEVEL P03 STANDARD

BICYCLE PARKING REQUIREMENTS\*

SHORT TERM LONG TERM

STANDARD

\*REQUIRED BIKE PARKING IS TAKEN FROM CAL GREEN, BEING THE MORE RESTRICTIVE CODE REQUIREMENT. SHORT TERM AND LONG TERM BIKE PARKING IS 5% OF TOTAL PARKING SPACES PER CAL GREEN 2016 §5.106.4.1.1 & §5.106.4.1.2

EV PARKING REQUIREMENTS LOT 8: 10 (PER CAL GREEN 2016 §5.106.5.2)

CLEAN AIR VEHICLE REQUIREMENTS **LOT 8:** 16 (PER CAL GREEN 2016 §5.106.5.3.3)

#### **GENERAL NOTES**

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

COMPANY

LOTS 4 & 8 HOPE STREET MOUNTAIN VIEW, CA 94041

#### Gensler

225 BROADWAY, SUITE 100 SAN DIEGO CA 92101 UNITED STATES

TEL619.557.2500 FAX619.557.2520

riangle date DESCRIPTION

FORMAL PROJECT APPLICATION FORMAL PROJECT APPLICATION 2ND SUBMITTAL OCT 16, 2018 FORMAL PROJECT APPLICATION

3RD SUBMITTAL

SEAL / SIGNATURE

#### **NOT FOR** CONSTRUCTION

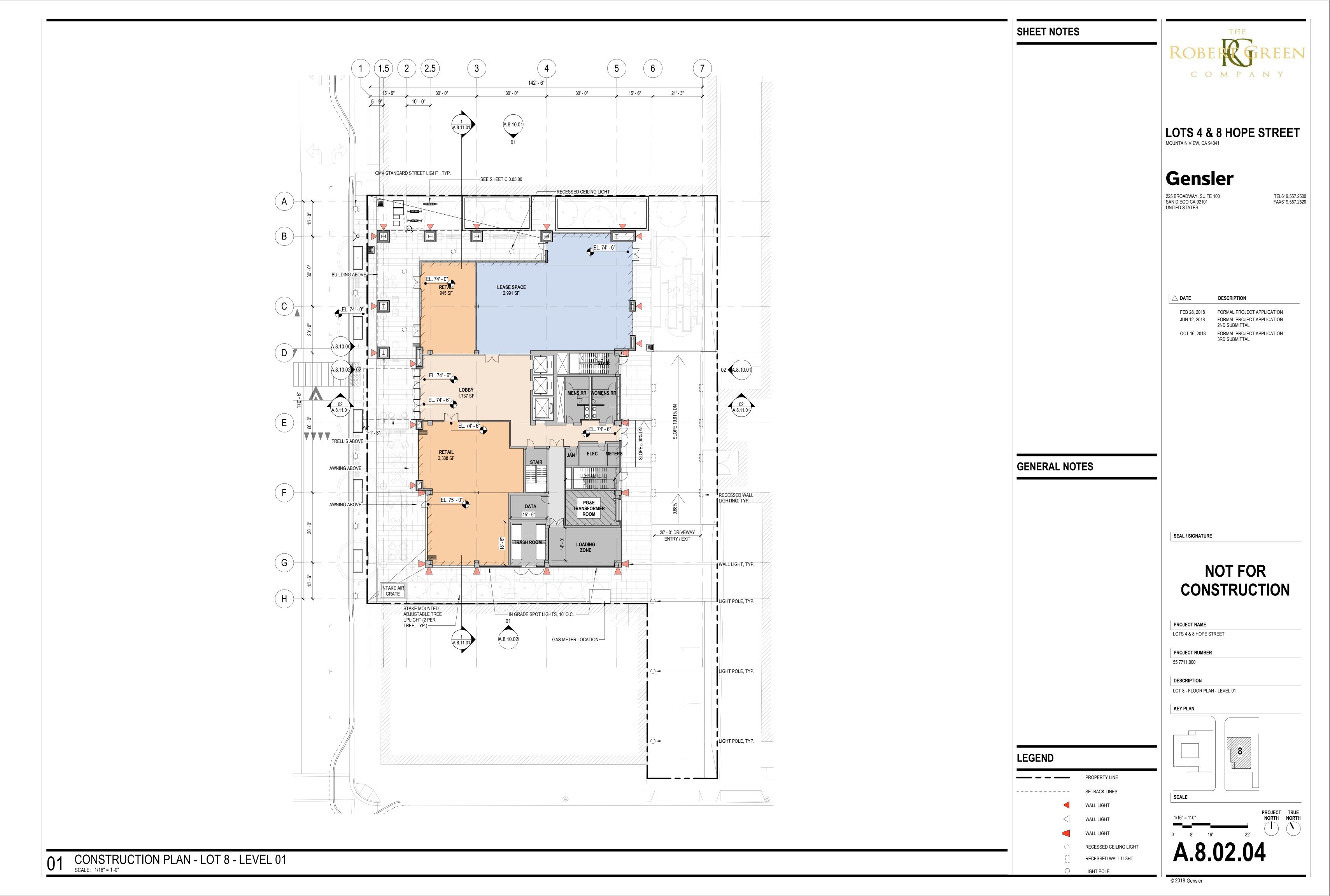
PROJECT NAME	
LOTS 4 & 8 HOPE STREET	
DDO IFOT NUMBER	
PROJECT NUMBER	
55.7711.000	
DESCRIPTION	
LOT 8 - FLOOR PLAN - LEVEL P1	
KEY PLAN	
SCALE SCALE	
SCALE	
1/16" = 1'-0" 0' 8' 16' 32'	PROJECT TRUE NORTH

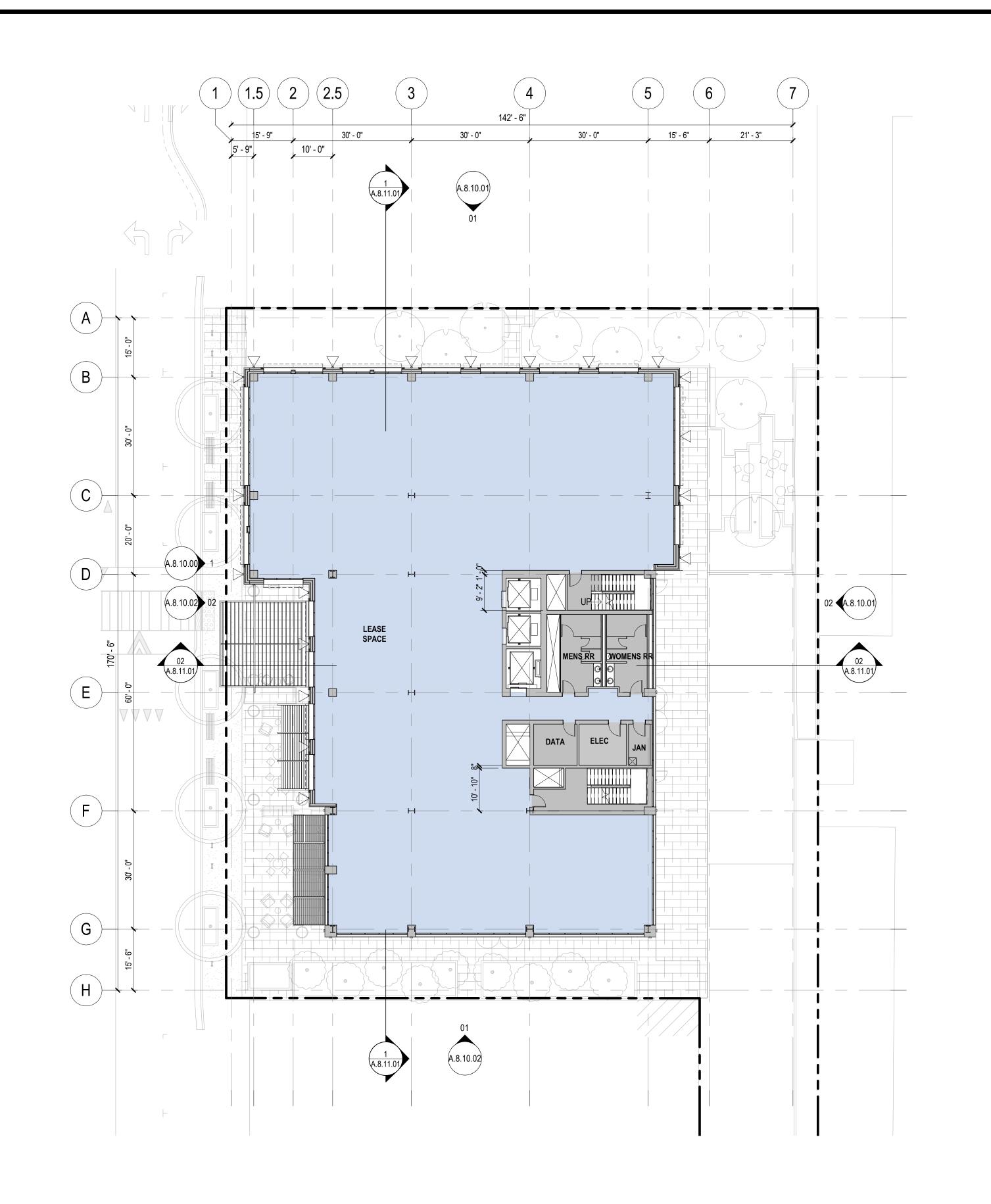
**LEGEND** 

PROPERTY LINE

SETBACK LINES

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DESCRIPTION

**GENERAL NOTES** 

SEAL / SIGNATURE

#### **NOT FOR** CONSTRUCTION

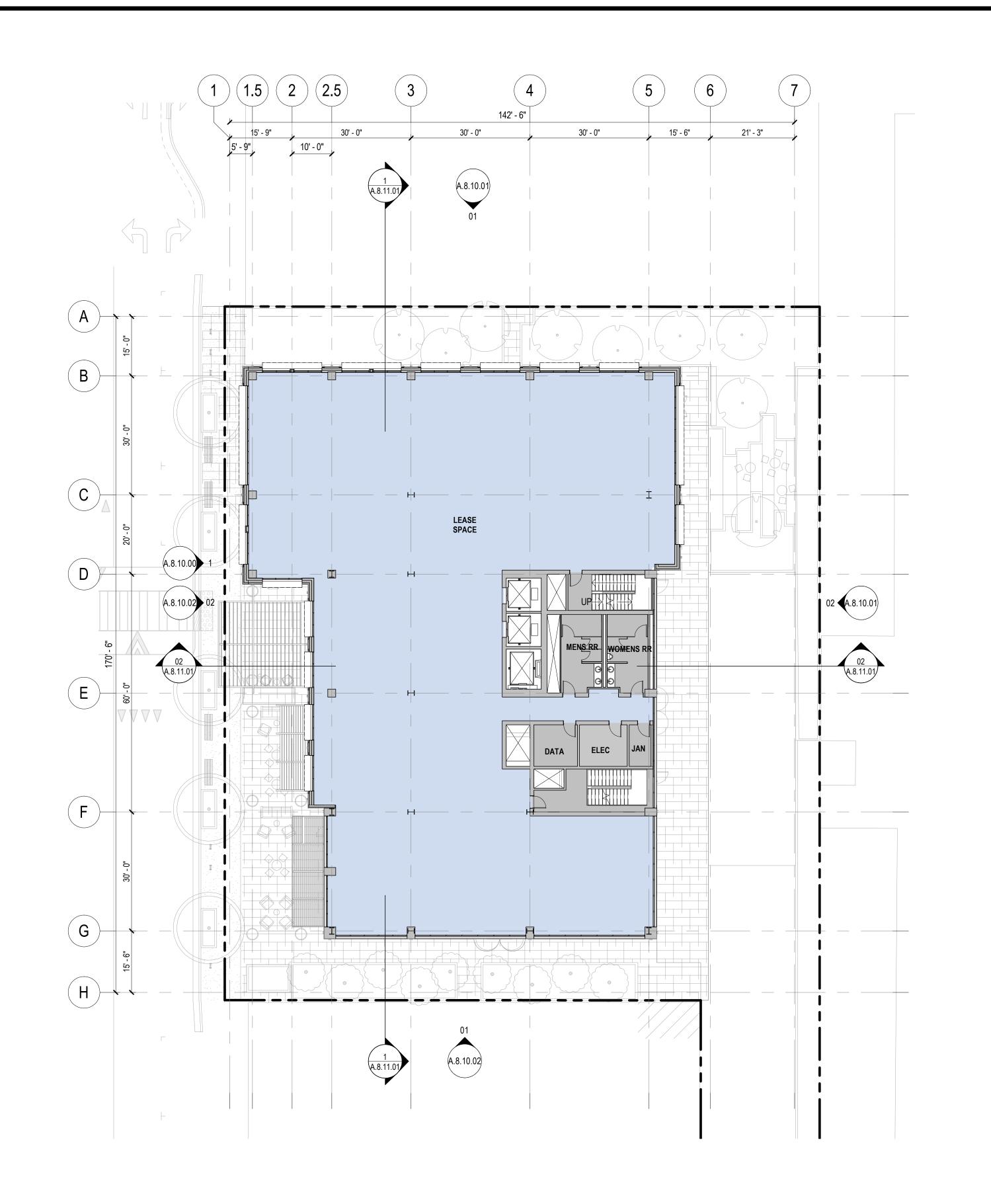
PROJECT NAME LOTS 4 & 8 HOPE STREET PROJECT NUMBER 55.7711.000 DESCRIPTION LOT 8 - FLOOR PLAN - LEVEL 02 KEY PLAN

**LEGEND** 

PROPERTY LINE SETBACK LINES

A.8.02.05

PROJECT TRUE NORTH







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TEL619.557.2500 FAX619.557.2520

igtriangle date

FORMAL PROJECT APPLICATION

FORMAL PROJECT APPLICATION 2ND SUBMITTAL OCT 16, 2018 FORMAL PROJECT APPLICATION 3RD SUBMITTAL

DESCRIPTION

**GENERAL NOTES** 

SEAL / SIGNATURE

#### **NOT FOR** CONSTRUCTION

PROJECT NAME LOTS 4 & 8 HOPE STREET PROJECT NUMBER 55.7711.000 DESCRIPTION LOT 8 - FLOOR PLAN - LEVEL 03 KEY PLAN

**LEGEND** 

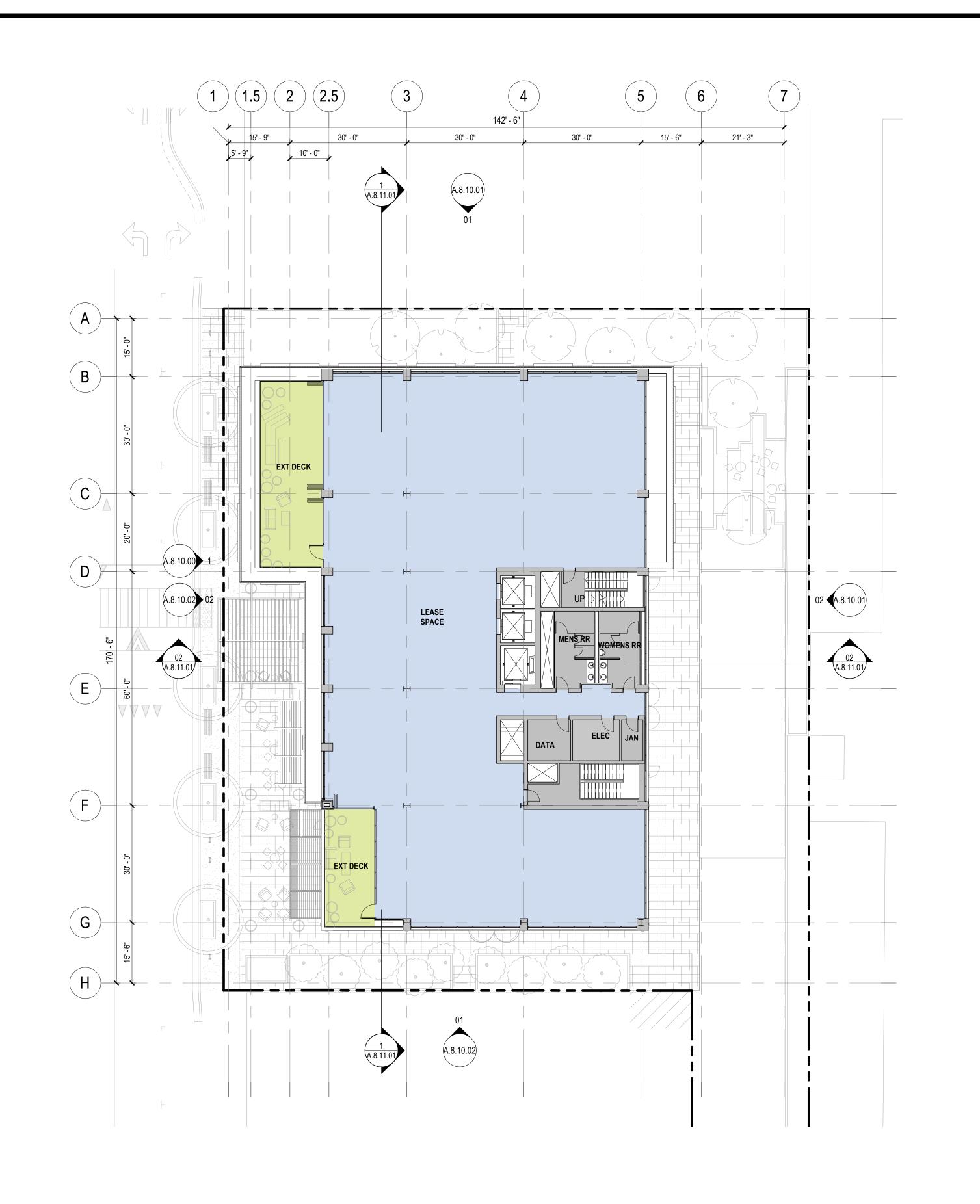
PROPERTY LINE

SETBACK LINES

A.8.02.06

PROJECT TRUE NORTH

CONSTRUCTION PLAN - LOT 8 - LEVEL 03
SCALE: 1/16" = 1'-0"







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#### Gensler

225 BROADWAY, SUITE 100 SAN DIEGO CA 92101 UNITED STATES

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FEB 28, 2018 FORMAL PROJECT APPLICATION
JUN 12, 2018 FORMAL PROJECT APPLICATION
2ND SUBMITTAL

OCT 16, 2018 FORMAL PROJECT APPLICATION
3RD SUBMITTAL

DESCRIPTION

**GENERAL NOTES** 

SEAL / SIGNATURE

# NOT FOR CONSTRUCTION

PROJECT NAME

LOTS 4 & 8 HOPE STREET

PROJECT NUMBER

55.7711.000

DESCRIPTION

LOT 8 - FLOOR PLAN - LEVEL 04

KEY PLAN

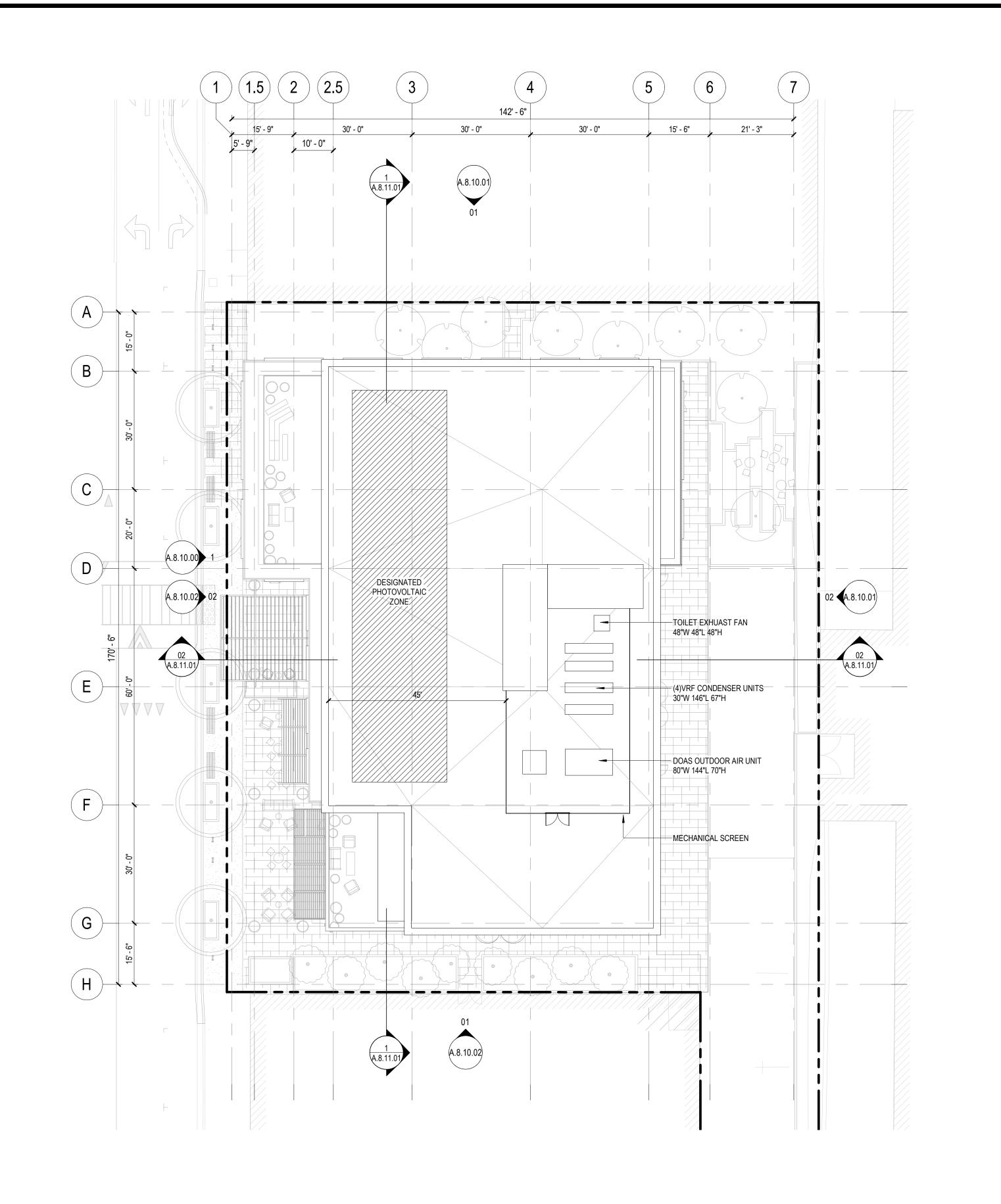
**LEGEND** 

PROPERTY LINE
SETBACK LINES

1/16" = 1'-0"

A.8.02.07

PROJECT TRUE NORTH







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JUN 12, 2018 FORMAL PROJECT APPLICATION 2ND SUBMITTAL

OCT 16, 2018 FORMAL PROJECT APPLICATION 3RD SUBMITTAL

#### **GENERAL NOTES**

PHOTOVOLTAIC WILL NOT BE IMPEDED BY TREES DUE TO BUILDING HEIGHT EXCEEDING TREE HEIGHT

SEAL / SIGNATURE

# NOT FOR CONSTRUCTION

PROJECT NAME

LOTS 4 & 8 HOPE STREET

PROJECT NUMBER

55.7711.000

DESCRIPTION

LOT 8 - FLOOR PLAN - ROOF

KEY PLAN

#### LEGEND

**\_\_\_ - - \_\_** 

PROPERTY LINE
SETBACK LINES

1/16" = 1'-0" 0' 8' 16' 32'

A.8.02.08

PROJECT TRUE NORTH





LOTS 4 & 8 HOPE STREET
MOUNTAIN VIEW, CA 94041

#### Gensler

225 BROADWAY, SUITE 100 SAN DIEGO CA 92101 UNITED STATES

TEL619.557.2500 FAX619.557.2520

 $\triangle$  DATE

FEB 28, 2018 JUN 12, 2018

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2ND SUBMITTAL
FORMAL PROJECT APPLICATION

OCT 16, 2018 FORMAL PROJECT APPLICATION 3RD SUBMITTAL

DESCRIPTION

GENERAL NOTES

SEAL / SIGNATURE

PROJECT NAME

# NOT FOR CONSTRUCTION

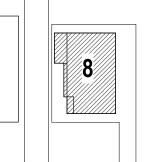
PROJECT NUMBER

55.7711.000

DESCRIPTION

LOT 8 - EXISTING / PROPOSED ELEVATIONS

KEY PLAN



SCALE

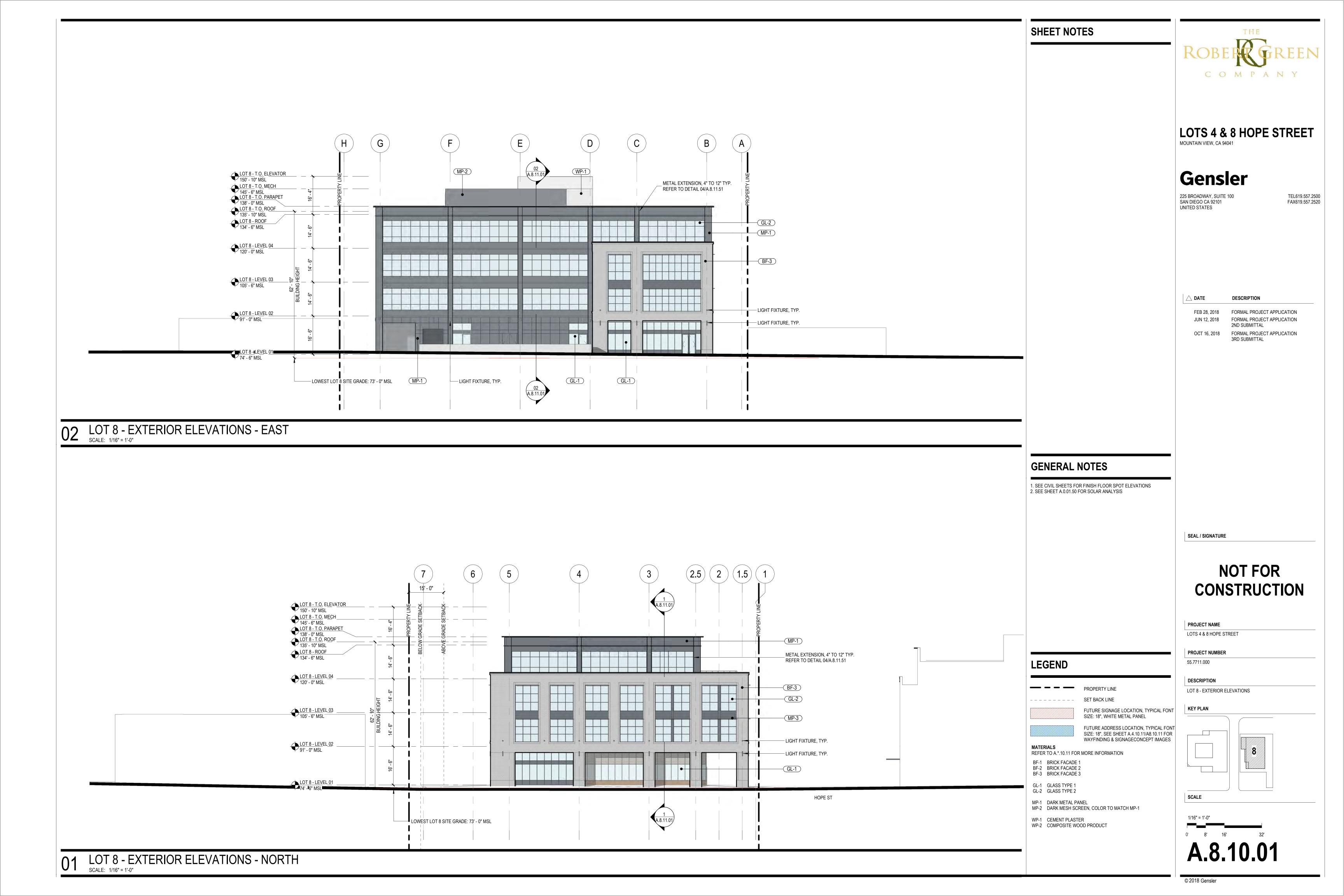
1/16" = 1'-0"

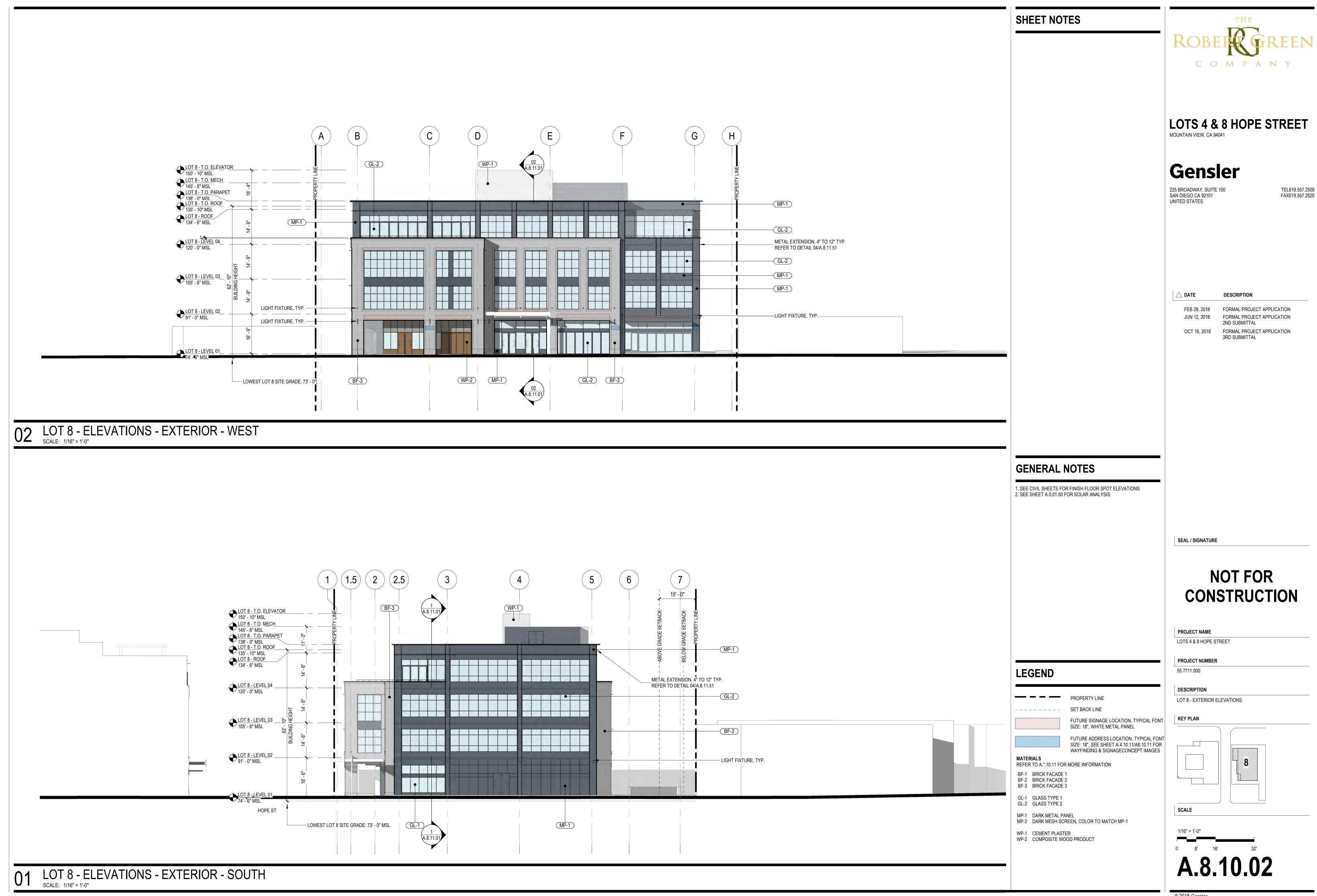
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A.8.10.00

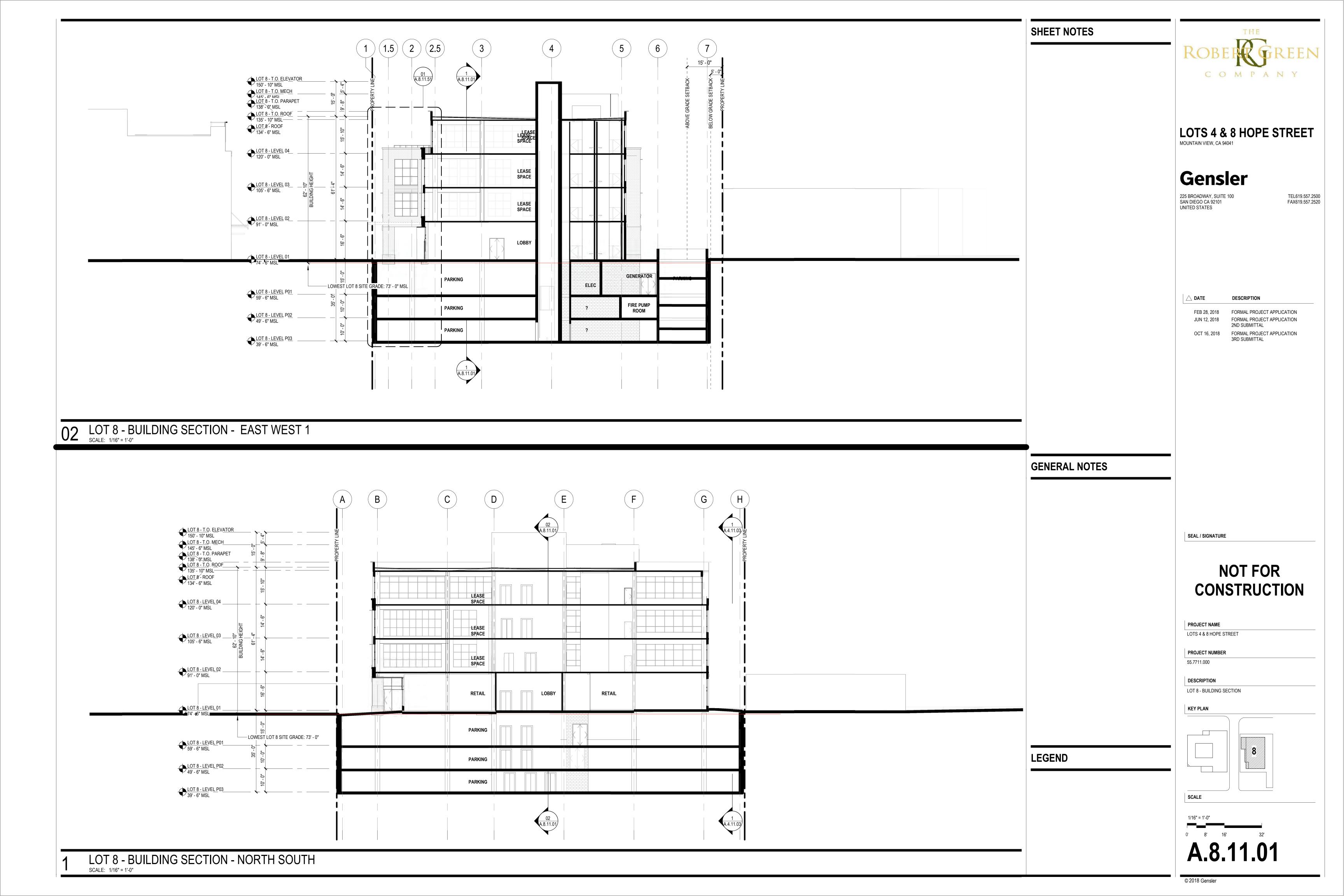
1 LOT 8 - ELEVATIONS - EXTERIOR - WEST SCALE: 1/16" = 1'-0"

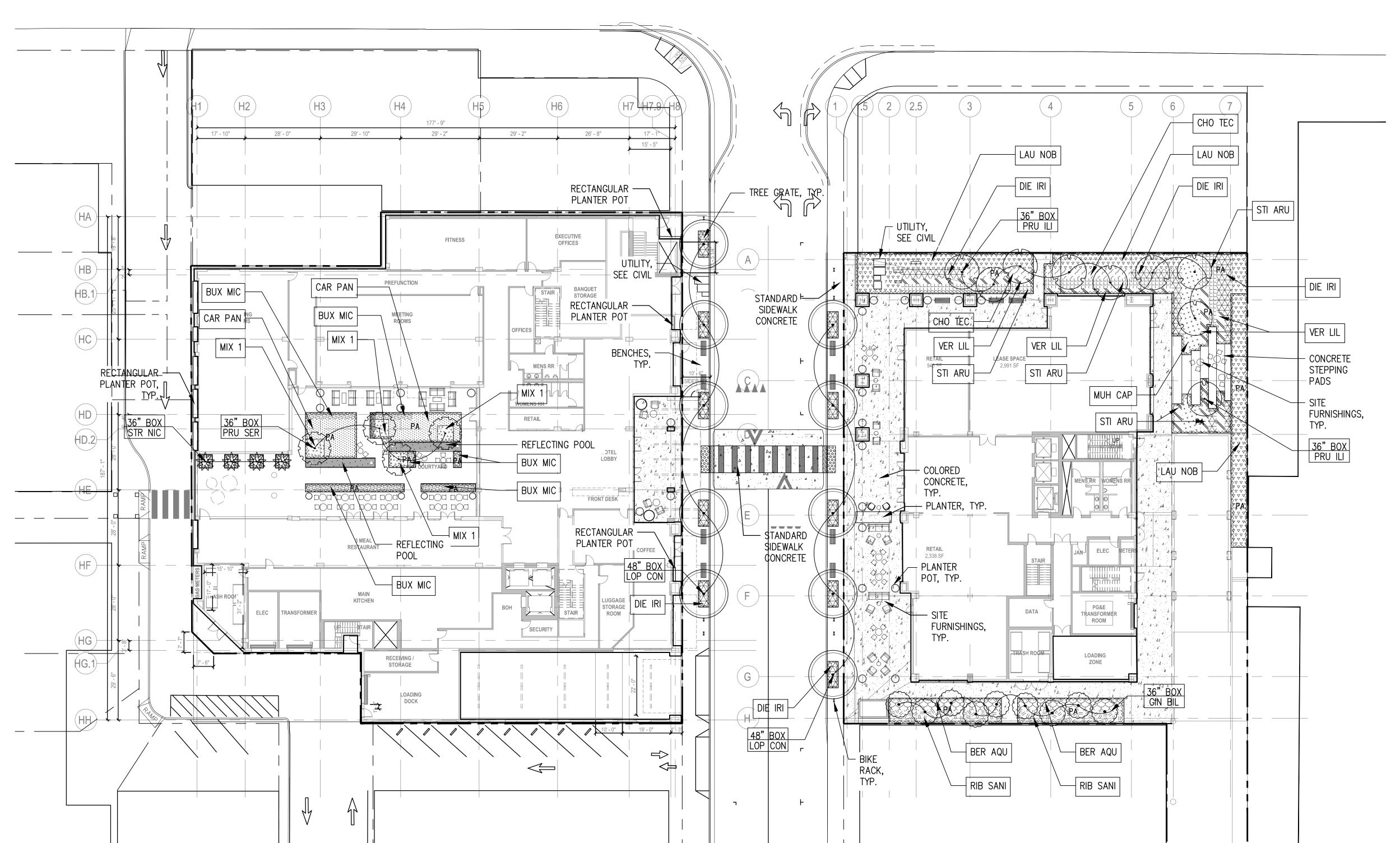
LEGEND





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QUANTITY | WUCOLS | TYPE

SHRUB

GRASS

GRASS

SHRUB

SHRUB

107

535

170

113

SYMBOL

ABBREVIATION

MUH CAP

RIB SAN

STI ARU

VER LIL

MIX 1

BOTANIC NAME

PINK MUHLY

GRASS

FLOWERING

NEW ZEALAND WIND GRASS

LILAC VERBENA

50% LILY TURF

BEARDED IRIS

MUHLENBERGIA

CAPILLARIS

SANGUINEUM

ARUNDRNACEA

VERBENA LILACINA

GERMANICA

LIRIOPE MUSCARI

COMMON NAME SIZE SPACING QUANTITY WUCOLS TYPE

GRASS

SHRUB

GRASS

SHRUB

PERENNIAL

PERENNIAL

5 GAL 24" O.C.

5 GAL | 18" O.C.

5 GAL 18" O.C.

5 GAL 18" O.C.

5 GAL | 24" O.C.

5 GAL | 24" O.C.

SIZE

COMMON NAME

JAPANESE

BOXWOOD

CALIFORNIA

SMALL CAPE

SARATOGA

CREEPING

BARBERRY

BAY LAUREL

MEADOW

SEDGE

SPACING

5 GAL 24" O.C.

5 GAL | 12" O.C.

5 GAL 18" O.C.

15 GAL 36" O.C.

5 GAL 24" O.C.

**SHRUB LEGEND** 

ABBREVIATION

BUX MIC

CAR PAN

CHO TEC

LAU NOB

BER AQU

BOTANIC NAME

CHONDROPETALUM

LAURUS NOBILIS

AQUIFOLIUM VAR.

'SARATOGA'

REPENS

TECTORUM

MICROPHYLLA

JAPONICA

PANSA

SYMBOL

1. SEE CIVIL ENGINEER DRAWINGS FOR GRADING AND STORMWATER MANAGEMENT INFORMATION

2. NON-FIBROUS MULCH TO BE ADDED AT 3" DEPTH ON ALL

3. SOIL AMENDMENT NON APPLICABLE

4. ALL HARDSCAPE IS NONPERVIOUS.

5. ALL TREES ALONG HOPE ST.

6. LANDSCAPE DESIGN MINIMIZES RUNOFF AND PROMOTES SURFACE FILTRATION. METHODS EMPLOYED INCLUDE: (A) NO STEEP SLOPES EXCEED 10%; (B) USING MULCHES IN PLANTER AREAS WITHOUT GROUND COVER TO AVOID SEDIMENTATION LOW WATER REQUIREMENTS AND (D) THE LOCATION IN ACCORDANCE WITH

LAYOUT	LEGEND
SYMBOL	ITEM
	PROPERTY LINE
	LIMIT OF WORK (L.O.W.)
Ħ	(9) BIKE RACKS (ACCOMODATES 8 BICYCLES)
	TREE GRATE, TYP.

SEAL / SIGNATURE

#### NOT FOR CONSTRUCTION

COMPANY

LOTS 4 & 8 HOPE STREET

TEL619.557.2500

FAX619.557.2520

MOUNTAIN VIEW, CA 94041

Gensler

811 W 7th Street, 8th Floor

DESCRIPTION

2ND SUBMITTAL

3RD SUBMITTAL

FORMAL PROJECT APPLICATION

FORMAL PROJECT APPLICATION

FORMAL PROJECT APPLICATION

Los Angeles, California

225 BROADWAY, SUITE 100

SAN DIEGO CA 92101

UNITED STATES

90017-3419

<u></u> ∆ DATE

www.swagroup.com

OCT 16, 2018

+1.213.236.9090

PROJECT NAME OTS 4 & 8 HOPE STREET ROJECT NUMBER 5.7711.000 ESCRIPTION ITE PLAN - GROUND FLOOR **KEY PLAN** 4 SCALE PROJECT TRUE NORTH

TREE	LEGEND					
SYMBOL	ABBREVIATION	BOTANIC NAME	COMMON NAME	SIZE	QUANTITY	WUCOLS
	PRU SER	PRUNUS SERRULATA	JAPANESE FLOWERING CHERRY	36" BOX	4	М
	PRU ILI	PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	36" BOX	9	L
	GIN BIL	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	36" BOX	9	М
	LOP CON	LOPHOSTEMON CONFERTUS	BRISBANE BOX	48" BOX	8	М
\$\frac{1}{2}	STR NIC	STRELIZIA NICOLAI	GIANT BIRD OF PARADISE	36" BOX	4	M (SHRUB)



PLANTED AREAS.

AS THIS IS NEW CONSTRUCTION.

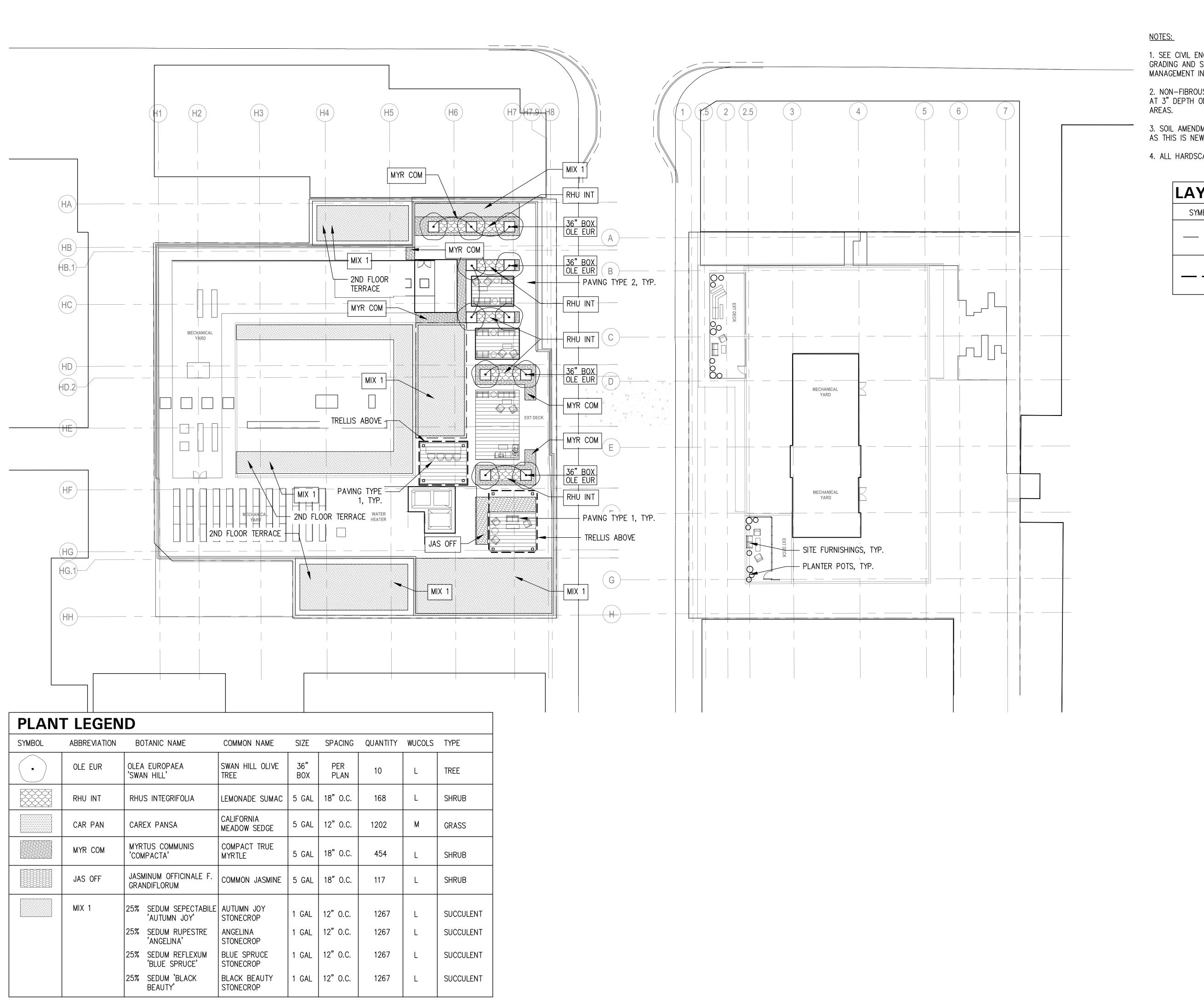
SHALL BE IRRIGATED BY THE OWNER.

RUNOFF; (C) INSTALLING PLANTS WITH INSTALLING APPROPRIATE PLANTS FOR APPROPRIATE CLIMATE ZONES.

		PF LO
QUANTITY	WUCOLS	<b>PF</b>
4	М	DE
9	L	KE
9	М	

L.0.01.01

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 SEE CIVIL ENGINEER DRAWINGS FOR GRADING AND STORMWATER MANAGEMENT INFORMATION

2. NON-FIBROUS MULCH TO BE ADDED AT 3" DEPTH ON ALL PLANTED AREAS.

3. SOIL AMENDMENT NON APPLICABLE AS THIS IS NEW CONSTRUCTION.

4. ALL HARDSCAPE IS NONPERVIOUS.

# SYMBOL ITEM PROPERTY LINE LIMIT OF WORK (L.O.W.)



LOTS 4 & 8 HOPE STREET
MOUNTAIN VIEW, CA 94041

#### Gensler

225 BROADWAY, SUITE 100 SAN DIEGO CA 92101 UNITED STATES

TEL619.557.2500 FAX619.557.2520

#### swa

811 W 7th Street, 8th Floor Los Angeles, California 90017-3419

www.swagroup.com +1.213.236.9090

DATE DESCRIPTION

FEB 28, 2018 FORMAL PROJECT APPLICATION

JUN 12, 2018 FORMAL PROJECT APPLICATION
2ND SUBMITTAL

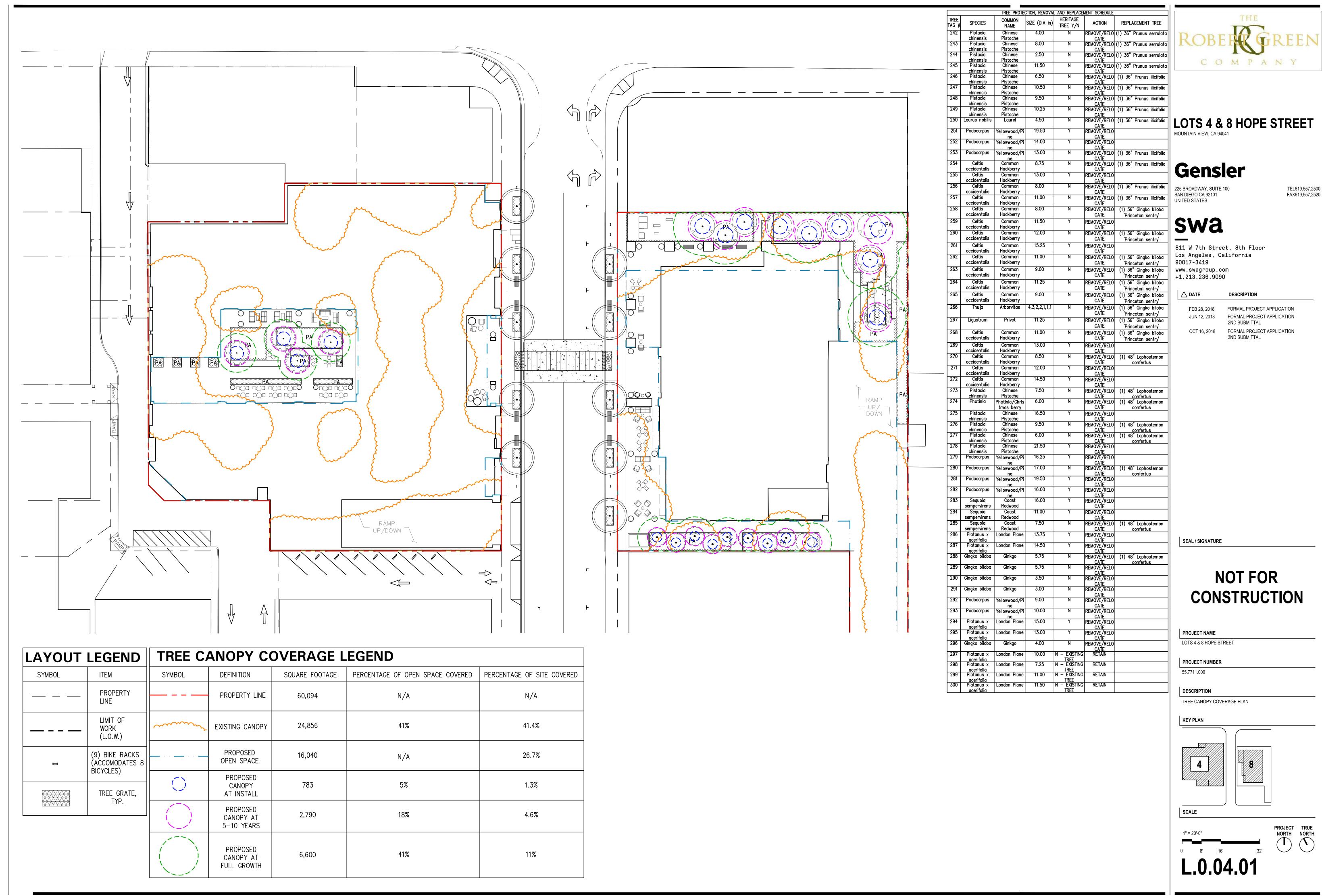
OCT 16, 2018 FORMAL PROJECT APPLICATION

3RD SUBMITTAL

# NOT FOR CONSTRUCTION

LOTS 4 & 8 HOPE STREE	ΞΤ		
PROJECT NUMBER			
55.7711.000			
DESCRIPTION			
SITE PLAN - ROOF			
KEY PLAN			
4 SCALE	8		
SCALE			
1" = 20'-0" 0' 8' 16'	221	PROJECT NORTH	TRU NORT
L.0.01	32'	$\overline{}$	$\sim$

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TAG COMMON NO. NAME	DIAMETER AT BREAST HEIGHT (in)	WIDTH / HEIGHT (ft)	HEALTH	STRUCTURE	PROTECTED:	REMOVAL (X)	PROTECTED REMOVAL (XX)	NOTES / RECOMMENDATIONS		COMMON NAME	DIAMETER AT BREAST HEIGHT (in)	WIDTH / HEIGHT (I		STRUCTU	RE PROTECTED:	REMOVAL (X)	PROTECTED REMOVAL (XX)	NOTES / RECOMMENDATIONS
242 Chinese Pistache	4.00	8/20	FG	F	ST			Street tree	275	Chinese Pistache	16.50	38 / 42	FG	FP	H/CO/ST			Street tree, multiple leaders, Rec EWR, RCE
243 Chinese Pistache	8.00	15 / 24	FG	F	ST			Street tree	276	Chinese Pistache	9.50	22 / 32	FG	FP	CO/ST			Street tree, Multiple leaders, Rec EWR, RCE
244 Chinese Pistache	2.50	5/10	FG	F	ST			Street tree	277	Chinese Pistache	6.00	12 / 14	FG	F	CO/ST			Street tree, Rec RCE
245 Chinese Pistache	11.50	25 / 42	FG	FP	ST			Street tree, 3 leaders at 6', long laterals over parking lot, truck damage at 14', Rec EWR, lift for truck passage	278	Chinese Pistache	21.50	36 / 42	G	FP	H/CO/ST			Street tree, quadruple leader at 8', Rec EWR, RCE
246 Chinese Pistache	6.50	18 / 35	FG	FP	ST			Street tree, co-dominant leaders at 7', Rec EWR	279	Podocarpus	16.25	22 / 40	G	FP	H/CO			Multiple leaders, Rec EWR, RCE
247 Chinese Pistache	10.50	28 / 42	FG	FP	СО			Co-dominant leaders at 6', Rec EWR over parking and street	280	Podocarpus	17.00	22 / 40	G	FP	H/CO			Multiple leaders, leaningRec EWR, RCE
248 Chinese Pistache	9.50	18 / 40	FP	FP	СО			Street tree, large deadwood, co-dominant leaders at 7' Rec DWR, EWR and irrigation in dry months until it recovers, or REMOVAL	281	Podocarpus	19.50	20 / 40	G	FP	H/CO			Multiple leaders, Rec EWR, RCE
249 Chinese Pistache	10.25	20 / 22	FG	FP	со			Street tree, long laterals over sidewalk, Rec EWR	282	Podocarpus	16.00	20 / 40	G	FP	H/CO			Multiple leaders, Rec EWR, RCE
250 Laurel	4.50	8/9	F	F	co			Leaning	283	Coast Redwood	16.00	12 / 50	F	G	H/CO			Rec irrigation in dry season
251 Podocarpus	19.50	30 / 50	G	FP	H/CO			Multiple leaders, Rec reduction EWR	284	Coast Redwood	11,00	12 / 40	F	G	H/CO			Large deadwood, Rec DWR,irrigation in dry season
252 Podocarpus	14.00	15 / 40	G	FP	со			Multiple leaders, Rec EWR, reduction.	285	Coast Redwood	7.50	10 / 35	FP	G	H/CO			Large deadwood, Rec DWR, irrigate in dry season
253 Podocarpus	13.00	22 / 40	G	FP	co			Multiple leaders, Rec EWR, reductiom	286	London Plane	13.75	35 / 55	FG	FP	co			Multiple leaders, long laterals over parking, minor anthracnose, Rec EWR, spray program
254 Common Hackberry	8.75	20 / 30	F	FP	со			Co-dominant leaders at 6',	287	London Plane	14.50	28 / 55	FG	FP	со			Double leaders, minor anthracnose, Rec EWR, spray program
255 Common Hackberry	13.00	40 / 50	G	FP	CO			Multiple leaders from 8', long laterals over parking, Rec EWR	288	Gingko	5.75	7/18	G	F	co			Mechanical damage at 2'
256 Common Hackberry	8.00	18 / 40	FG	FP	со			Multiple leaders, Rec EWR	289	Gingko	5.75	8 / 18	G	F	со		i i	
257 Common Hackberry	11.00	18 / 28	F	FP	co			Multiple leaders, large dw. Rec DWR,	290	Gingko	3.50	5/8	G	F	CO			
258 Common Hackberry	8.00	20 / 28	F	FP	СО			Thin, multiple leaders, large deadwood, Rec DWR, irrigation in dry season until recovery	291	Gingko	3.00	5/8	G	F	co			
259 Common Hackberry	11.50	32 / 44	F	FP	co			Thin, multiple leaders, large deadwood, long laterals over parking. Rec EWR, reduction, irrigation in dry season until recovery	292	Podocarpus	9.00	20 / 32	FG	FP	co			Grate is girdling base, Rec remove or widen grate, multiple leaders, Rec trim off building
260 Common Hackberry	12.00	26 / 40	F	FP	co			Multiple leaders, truck tear at10', Rec lift, remove torn limb, EWR	293	Podocarpus	10,00	22 / 32	FG	FP	co			Multiple leaders, grate girdling trunk, Rec remove or widen grate, somewhat thin, Rec trim
261 Common Hackberry	15.25	28 / 40	FG	FP	H/CO			Multiple leaders, slimeflux, Rec EWR, treatment with isopropyl alcohol	294	London Plane	15.00	35 / 55	FG	FP	со			Multiple leaders, Rec EWR, minor antrachnose, Rec EWR, spray program
262 Common Hackberry	11.00	28 / 32	F	FP	со			Thin top, multiple leaders, long laterals over parking, Rec EWR, irrigation in dry season until recovery	295	London Plane	13.00	30 / 55	FG	FP	co			Multiple leaders, Rec EWR, minor antrachnose, Rec EWR, spray program
263 Common Hackberry	9.00	24 / 32	F	FP	со			Thin, long laterals over parking, Rec EWR, irrigation in dry season until rcovery	296	Gingko	4,00	10 / 12	G	F	СО			
264 Common Hackberry	11.25	30 / 45	FG	FP	CO			Co-dominant leaders at 9', long laterals over parking, Rec EWR	297	London Plane	10.00	28 / 40	F	FP	co			Multiple leaders, Rec EWR, minor antrachnose, Rec EWR, spray program
265 Common Hackberry	9.00	25 / 35	FG	FP	co			Multiple leaders, long laterals over parking, Rec EWR	298	London Plane	7.25	24 / 40	F	FP	co			Multiple leaders, Rec EWR, minor antrachnose, Rec EWR, spray program
266 Arborvitae	4, 3, 2, 2, 1, 1, 1	10 / 12	F	F	co				299	London Plane	11.00	22 / 45	F	FP	co			Multiple leaders, Rec EWR, minor antrachnose, Rec EWR, spray program
267 Privet	11.25	18 / 40	G	FP	СО			Multiple leaders, Rec reduction, EWR	300	London Plane	11.50	22 / 45	F	FP	co			Multiple leaders, Rec EWR, minor antrachnose, Rec EWR, spray program
268 Common Hackberry	11.00	30 / 40	FG	FP	co			Long laterals over parking, Rec EWR		TOTAL TREES				26	26	0	0	
269 Common Hackberry	13.00	30 / 40	FG	FP	CO			Minor deadwood, multiple leaders, long laterals over parking, Rec EWR										
270 Common Hackberry	8.50	24 / 35	FG	FP	CO			Long laterals over parking, Rec EWR										
271 Common Hackberry	12.00	35 / 42	FGFP	FP	co			Minor dw, multiple leaders, long laterals over parking, Rec EWR										
272 Common Hackberry	14.50	35 / 42	FG	FP	co			Minor deadwood, multiple leaders, long laterals over parking, Rec EWR										
273 Chinese Pistache	7.50	15 / 28	FG	F	со			Rec RCE										
274 Photinia	6.00	6/10	F	F	co		_	Thin, dry canopy, sooty mold, Rec irrigate, spray this tree and tree #266 for aphids										
TOTAL TREES				33	33	0	n											

03 LOT 4 - TREE CHART

02 LOT 8 - TREE CHART

# trim off building, EWR on pk lot side

**SHEET NOTES** 

Conducted on September 11, 2017 for The Robert Green Company c/o Gensler.

Excellent / Vigorous Flawless Fair/Good Very Stable Routine maintenance needed such as pruning or end weight reduction as tree grows, minor structural corrections needed. Fair/Poor Declining Significant structural weakness(es), mitigation needed, mitigation may or may

not preserve the tree Dead or near dead Hazard

Latin Name

Chinese Pistache Pistacia Chinensis Coast Redwood Seguoia Sempervirens Common Hackberry Celtis Occidentalis Ginko Biloba Gingko Laurel Laurus Nobilis London Plane Tree Platanus X Acerifolia Photinia Phaotinia Fraseri Podocarpus Podocarpus Gracilior Ligustrum Japonicum

Privet Key to Acronyms DWR - Dead Wood Removal

Common Name

EWR - End Weight Reduction: pruning to remove weight from limb ends, thus reducing the potential for limb failure RCE - Root Collar Excavation: excavating a small area around a tree that is currently buried by soil or refuse above buttress roots, usually

done with a hand shovel. H = Heritage ST = Street

CO = City Owned

The City of Mountain View regulates: (1) trees of a specific size and species, known as Heritage trees (see a. below), (2) all trees located in planned developments, multi-family complexes, and commercial/industrial properties, and (3) trees located in the public right-of-way along streets, known as Street Trees, in parks, and other city-owned properties. The removal of any of these regulated trees requires a permit and, in many cases, the planting of new trees. Any unlawful removal or harm of a regulated tree can result in fines and require planting of a new tree.

a. Per Mountain View Ordinance No. 01.03, a heritage tree is a tree with a circumference of 48 inches (15.27 diam) or more measured 54 inches above natural grade or just below the major trunk for multi-branched trees, or any oak, sequoia, or cedar tree with a circumference of 12 inches (3.8" diameter) or more.

#### **GENERAL NOTES**

SEAL / SIGNATURE

#### NOT FOR CONSTRUCTION

COMPANY

LOTS 4 & 8 HOPE STREET

urban**tree**management

DESCRIPTION

2ND SUBMITTAL

3RD SUBMITTAL

OCT 16, 2018 FORMAL PROJECT APPLICATION

FORMAL PROJECT APPLICATION

FORMAL PROJECT APPLICATION

FORMAL PROJECT APPLICATION

3RD SUBMITTAL REVISION 01

TEL619.557.2500

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TEL 650.321.0202

MOUNTAIN VIEW, CA 94041

Gensler

225 BROADWAY, SUITE 100

SAN DIEGO CA 92101

LOS GATOS, CA 95031

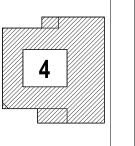
**DATE** 

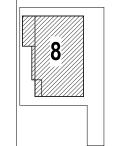
JUN 12, 2018

NOV 9, 2018

UNITED STATES

PROJECT NAME LOTS 4 & 8 HOPE STREET PROJECT NUMBER 55.7711.000 DESCRIPTION ARBORIST REPORT KEY PLAN





PROJECT TRUE NORTH

SCALE

DIAMETER" TREE TO BE REMOVED/RELOCATED

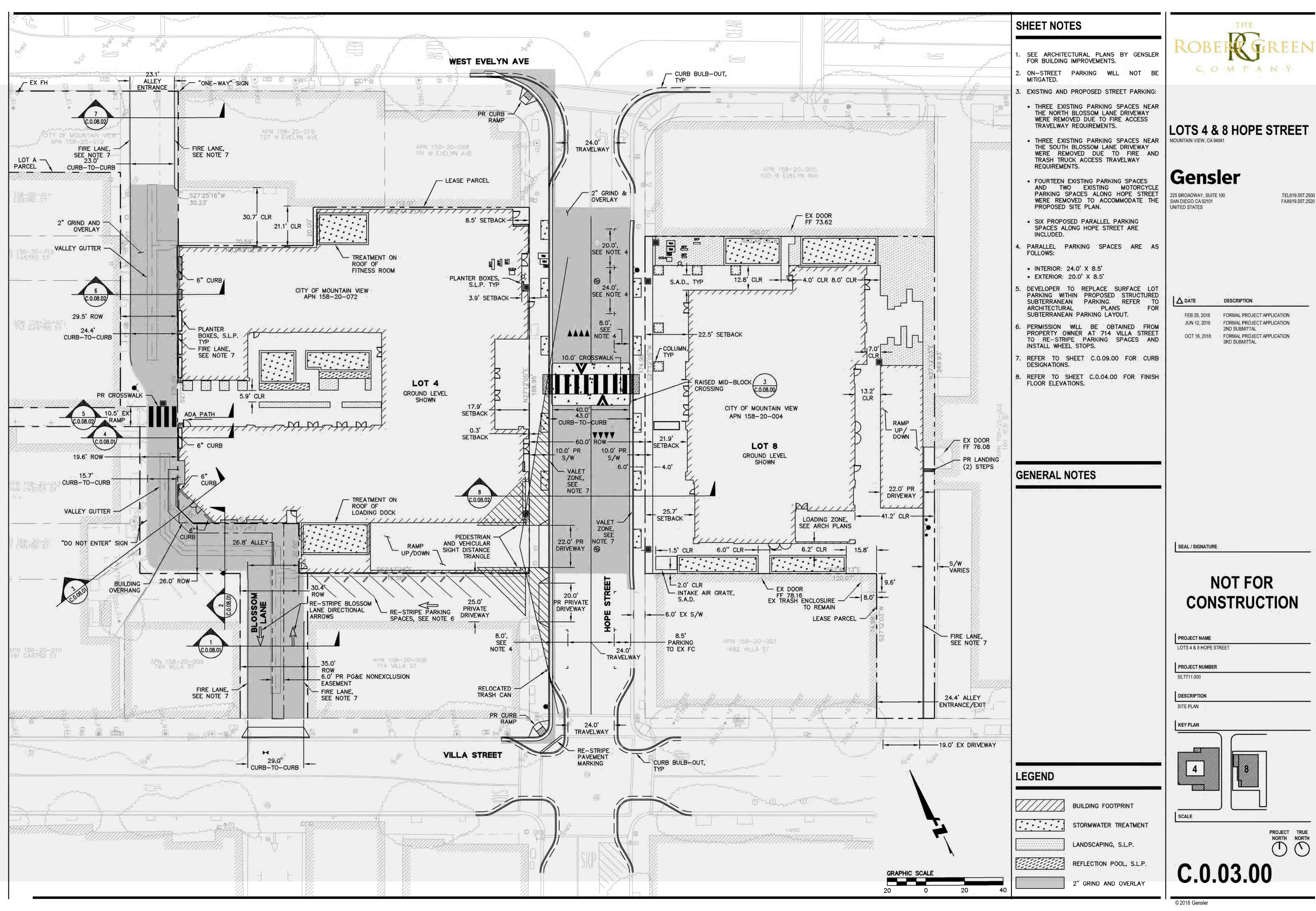
DIAMETER" TREE TO BE RETAINED

TAG NO EXISTING HERITAGE TREE TO BE REMOVED/RELOCATED

L.0.06.02

TREE DESIGNATION PLAN
SCALE: 1" = 40'-0"





<b>PROJECT NUMBER</b> 55.7711.000	
DESCRIPTION	
SITE PLAN	
KEY PLAN	
NET PLAN	 <del></del>
V	
VIIIVIIIIIIIIII	 